

15-A

CULTURAL RESOURCES:

HISTORIC BUILDINGS

AND STRUCTURES

**FINAL
ENVIRONMENTAL
IMPACT STATEMENT**

**Brightwater
Regional Wastewater
Treatment System**

APPENDICES

Final

Appendix 15-A Cultural Resources: Historic Buildings and Structures

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Cultural Resources: Historic Buildings and Structures

Introduction

King County has prepared a Draft Environmental Impact Statement (Draft EIS) and Final Environmental Impact Statement (Final EIS) on the Brightwater Regional Wastewater Treatment System. The Final EIS is intended to provide decision-makers, regulatory agencies and the public with information regarding the probable significant adverse impacts of the Brightwater proposal and identify alternatives and reasonable mitigation measures.

King County Executive Ron Sims has identified a preferred alternative, which is outlined in the Final EIS. This preferred alternative is for public information only, and is not intended in any way to prejudge the County's final decision, which will be made following the issuance of the Final EIS with accompanying technical appendices, comments on the Draft EIS and responses from King County, and additional supporting information. After issuance of the Final EIS, the King County Executive will select final locations for a treatment plant, marine outfall and associated conveyances.

The County Executive authorized the preparation of a set of Technical Reports, in support of the Final EIS. These reports represent a substantial volume of additional investigation on the identified Brightwater alternatives, as appropriate, to identify probable significant adverse environmental impacts as required by the State Environmental Policy Act (SEPA). The collection of pertinent information and evaluation of impacts and mitigation measures on the Brightwater proposal is an ongoing process. The Final EIS incorporates this updated information and additional analysis of the probable significant adverse environmental impacts of the Brightwater alternatives, along with identification of reasonable mitigation measures. Additional evaluation will continue as part of meeting federal, state and local permitting requirements.

Thus, the readers of this Technical Report should take into account the preliminary nature of the data contained herein, as well as the fact that new information relating to Brightwater may become available as the permit process gets underway. It is released at this time as part of King County's commitment to share information with the public as it is being developed.

CH2M Hill on behalf of King County Department of Natural Resources tasked Larson Anthropological Archaeological Services Limited (LAAS) to inventory and evaluate buildings and structures that may be significant in the treatment plant sites and portals in

primary portal siting areas (primary portals), for the Brightwater Treatment Facility and Conveyance System (Brightwater Project). LAAS also determined if historic buildings or structures older than 50 years were within portals in secondary portal siting areas (secondary portals) proposed for the Brightwater Project. Buildings or structures in secondary portals would be inventoried and/or evaluated if project impacts become necessary, including, but not limited to, emergency access, grouting, or ventilation.

This technical memorandum supplements the *Cultural Resources Assessment Brightwater Treatment Facility and Conveyance System* conducted by Lewarch et al. (2002) for the Brightwater Treatment Facility and Conveyance System Draft Environmental Impact Statement (Brightwater DEIS). The Brightwater DEIS was prepared to comply with the Washington State Environmental Policy Act (SEPA). King County is the lead agency for the SEPA process and is responsible for review of report findings and rendering opinions on significance of buildings and structures identified within the primary and secondary portals and treatment plant sites. LAAS consulted with the Snohomish County Department of Planning and Community Development for historic buildings identified within Snohomish County, the King County Historic Preservation Program for buildings within King County and with the City of Bothell Community Development Department for historic buildings within the City of Bothell. The Brightwater Project will require federal permits and funding in the future and will therefore be subject to Section 106 review at a later date.

LAAS identified four uninventoried buildings or groups of buildings more than fifty years old in primary portals within King County, eight uninventoried buildings in primary portals within Snohomish County, and five uninventoried buildings within the Route 9 treatment plant site. One group of buildings in a King County primary portal, the Twin Creeks Riding Stables, was evaluated for significance. The other four uninventoried buildings were not inventoried because they lacked physical integrity and/or architectural distinction. LAAS submitted the Twin Creeks Riding Stables inventory form to King County to determine if the buildings are eligible for listing in the National Register of Historic Places (NRHP), Washington Heritage Register (WHR), and/or the King County Landmarks List (KCLL). Charlie Sundberg's (personal communication 2003) professional opinion was that the Twin Creeks Riding Stables is not eligible for listing in the NRHP, WHR or KCLL. Five uninventoried buildings were identified within the Route 9 treatment plant site and LAAS inventoried and evaluated four of the buildings. In Snohomish County's opinion, one of the five buildings inventoried in the Route 9 treatment plant site, the Wild West Classic Mustang Ranch, is eligible for listing in the NRHP, the WHR and the Snohomish County Register of Historic Places (SCRHP). In addition, Snohomish County rendered an opinion that one other building in the Route 9 treatment plant site, the Howell Log Cabin, is eligible for listing in the SCHRI. Two previously inventoried and evaluated buildings in Primary Portal Siting Area 39 included the Tol P. Jacobus House in Primary Portal 39C and the North Creek School in Primary Portal 39A.

LAAS identified thirteen uninventoried buildings older than fifty years in secondary portals within King County and three uninventoried buildings older than fifty years in the

secondary portals within Snohomish County. Historic building data gathered in the secondary portals was used to select the primary portals during the environmental screening process.

Historic Buildings and Structures Survey, Inventory and Evaluation Methodology

LAAS conducted a field survey of buildings and structures in the Brightwater Project to identify significant historic buildings and structures that may be adversely affected by the proposed project. The project area consisted of the primary and secondary portals for each of the three conveyance alternatives, and the Route 9 treatment plant site. LAAS limited field survey to primary and secondary portals that King County identified as potential future construction areas. One of the two treatment plant alternatives, the Route 9 treatment plant site, was included in the field survey. LAAS did not survey the Unocal treatment plant site because, in 1996, the Washington Office of Archaeology and Historic Preservation (OAHP) determined all historic buildings and structures within the Unocal treatment plant site to be not eligible for listing in the NRHP (Cox and Bard 1996; Robbins 1996).

LAAS prepared for the field survey by acquiring a list of the tax parcel numbers for each of the primary and secondary portals. LAAS accessed the on-line assessor records for King and Snohomish Counties for each of the portals to determine if buildings or structures more than fifty years old were recorded within the identified tax parcels. Completed data for each portal was developed for each conveyance alternative including contemporary aerial photographs, a map showing the location of the portals, and the printouts of the online assessor data. The same data was compiled for the Route 9 treatment plant site. LAAS reviewed assessor property data on file at the Puget Sound Regional Archives and the Snohomish County Assessor to help assess the physical integrity of buildings identified during the field survey. LAAS also contacted planners and local informants to gather background information on buildings inventoried during the survey effort.

LAAS historian Leonard Forsman and LAAS archaeologist Yonara Carrilho surveyed each of the primary and secondary portals and the Route 9 treatment plant site on April 10 and 11, 2003. LAAS personnel walked the perimeter of the primary and secondary portals and the Route 9 treatment plant site to confirm assessor data indicating the existence of older buildings and to identify buildings that appeared to be older than fifty years. LAAS did not have rights-of-entry to any of the portals, which limited views of some of the buildings. Digital photographs were taken of the buildings identified as over fifty years old in the online assessor records, inventoried during previous survey efforts, or those appearing to be over fifty years old during the field survey.

Agency Consultation

LAAS consulted with King County, Snohomish County, the City of Bothell and the City of Kenmore to gather historic background information, survey and inventory documentation, and to solicit their opinions regarding significance of historic buildings identified in the primary portals and the Route 9 treatment plant site.

Washington State Office of Archaeology and Historic Preservation

The Washington State Office of Archaeology and Historic Preservation (OAHP) is the sole agency under SEPA with technical experience in cultural resources and provides formal opinions to local governments on the significance of historic resources and the impact of proposed projects on these resources.

The results of the technical memorandum should be submitted to the OAHP for their concurrence with professional opinions regarding eligibility of historic resources for listing in the WHR and the NRHP.

King County

LAAS consulted with Charlie Sundberg, Preservation Planner, King County Historic Preservation Program (Appendix 1) regarding the inventory and evaluation of significant historic buildings within the Brightwater Project in King County by sending an e-mail message with the results of the field survey, observations on integrity of identified buildings and recommendations. Mr. Sundberg (personal communication 2003) responded to the e-mail with questions and comments regarding how integrity was determined, the context for determining architectural distinction of the uninventoried buildings, and what type of historic context was used to determine association with historic events. Leonard Forsman, LAAS historian, discussed Mr. Sundberg's questions on the telephone and during a meeting (Charlie Sundberg, personal communication 2003). Mr. Sundberg (personal communication 2003) expanded upon his questions and comments by suggesting that field observations regarding integrity should be checked against the King County assessor property record cards on file at the Puget Sound Regional Archives and that assumptions regarding rarity of certain architectural styles be determined within a defined historic context. Mr. Sundberg (personal communication 2003) also noted that buildings forty years or older may be designated as King County Landmarks and suggested that the inventory effort include buildings forty years or older. Mr. Sundberg's (personal communication 2003) professional opinion was that the Twin Creeks Riding Stables in Primary Portal 44 is not eligible for listing in the NRHP, the WHR or the KCLL, if other examples of similar farmsteads are in the Kenmore vicinity. The City of Kenmore's Senior Planner indicated that other examples of intact farmstead properties are extant in the Kenmore vicinity (Debbie Bent, personal communication 2003).

Mr. Sundberg (personal communication 2003) explained upon review of the draft technical memorandum that King County could not formally determine the eligibility of historic resources for listing in the NRHP or the WHR, which are reserved for the State Historic Preservation Officer (SHPO) and the keeper of NRHR for the NRHP, and the SHPO for the WHR. Determinations of eligibility for listing in the KCLL would be made by the King County Landmarks Commission.

Snohomish County

LAAS consulted with Louise Lindgren, Senior Planner, Historic Preservation, Snohomish County Planning and Development Services for the inventory effort within the Brightwater Project in Snohomish County by sending an e-mail message with the results of the field survey, observations on integrity of identified buildings, and recommendations. Ms. Lindgren's (personal communication 2003) professional opinion was that the Tol P. Jacobus House (3-127E) at 3112 228th Street, Bothell in Primary Portal 39B is eligible for listing in the SCRHP. Ms. Lindgren also expressed her professional opinion that the Wild West Classic Mustang Ranch Building in the Route 9 treatment plant site is eligible for listing in the WHR and the SCRHP, and that the Howell Log Cabin in the Route 9 treatment plant site is eligible for listing in the SCRHP. Ms. Lindgren's professional opinion was that the J. Wallen Property in Primary Portal 39B is not eligible for listing in the NRHP, WHR or the BRHP.

Snohomish County, like King County, can render opinions on the eligibility of historic resources for listing in the NRHP, WHR and SCRHP. Snohomish County cannot determine the eligibility of historic resources for listing in the NRHP and the WHR. The SHPO and/or the keeper of NRHP determines eligibility, as discussed previously. The Snohomish County Historic Preservation Commission formally determines eligibility of historic resources for listing in SCRHP.

City of Bothell

LAAS consulted with Rob Garwood, Senior Planner, City of Bothell Community Development for the inventory effort within the Brightwater Project and the City of Bothell by sending an e-mail message with the results of the inventory, observations on integrity of identified buildings, and recommendations (Appendix 1). Mr. Garwood (personal communication 2003) responded with questions regarding the study boundaries. Mr. Forsman discussed the locations of the primary and secondary portals with Mr. Garwood and described LAAS' methodology. Mr. Garwood (personal communication 2003) also provided information on the condition of a previously inventoried property in Primary Portal 39B. Mr. Garwood's professional opinion was that the J. Wallen Property in Primary Portal 39B is not eligible for listing in the NRHP, WHR or the Bothell Register of Historic Places (BRHP).

The City of the Bothell, which is a Certified Local Government (CLG), maintains the Bothell Register of Historic Places (BRHP). The City of Bothell can render professional

opinions on the eligibility of historic resources for the NRHP, WHR, and through the Bothell Landmark Preservation Board, and determine eligibility of historic resources for listing in the BRHP.

City of Kenmore

LAAS consulted with Debbie Bent (personal communication 2003), Senior Planner, City of Kenmore Planning Department regarding the historic significance of a cluster of buildings, the Twin Creeks Riding Stable, inventoried in Primary Portal 44, at the request of King County (Charlie Sundberg, personal communication 2003). LAAS contacted Ms. Bent to determine if the Twin Creeks Riding Stables was a rare example of a rural farmstead in the Kenmore area. Ms. Bent (personal communication 2003) said that the City of Kenmore has no outstanding issues or concerns regarding the historic significance of the Twin Creeks Riding Stable. Ms. Bent (personal communication 2003) also said that there are other examples of intact farmstead properties like the Twin Creeks Riding Stable in the Kenmore vicinity.

Results

LAAS identified a total of 36 historic buildings within the primary portals, the secondary portals and the Route 9 treatment plant site. LAAS screened buildings and structures in the secondary portals for physical integrity and historic significance but did not inventory or evaluate any of these buildings or structures. Some of the corridors share primary and secondary portals, so some buildings are in multiple tables. The results of our field survey are summarized by conveyance route and treatment plant site.

Treatment Plant Sites

Route 9 Treatment Plant Site

Five historic buildings were identified in the Route 9 treatment plant site. Survey results are summarized in Table 1.

Table 1. Brightwater Route 9 Treatment Plant Site-Buildings Older Fifty Years or of Community Interest.

Name	Address	Construction Date	Integrity	Eligibility Status	Mitigation Measures
Bear Creek Grange	22729 SR 9 SE, Woodinville (Snohomish) County	1961	The Bear Creek Grange does not have physical integrity or exceptional historic significance required for buildings less than 50 years old.	Snohomish County's professional opinion is that building is not eligible for listing in the NRHP ¹ , WHR ² or SCRHP ³ .	None
Wild West Classic Mustang Ranch Building	22909 SR 9 SE, Woodinville (Snohomish) County	1924	House, converted to commercial use, retains physical integrity and exhibits Colonial Revival architectural influence.	Snohomish County's professional opinion is that building is eligible for listing in the SCRHP ³ .	Consult with Snohomish County Historic Preservation Commission to formally evaluate and determine mitigation measures, which may include further documentation.
House	23427 SR 9 SE, Woodinville (Snohomish) County	1924	House lacks physical integrity due to window replacement and addition of garage.	Snohomish County's professional opinion is that building is not eligible for NRHP ¹ , WHR ² or SCRHP ³ .	None
Howell/Ernquist Farm Outbuilding	23421A SR 9 SE, Woodinville (Snohomish) County	ca. 1950	The Howell/Ernquist Farm Outbuilding has physical integrity but is not associated with local history or historic persons and does not possess distinctive architectural features.	Snohomish County's professional opinion is that building is not eligible for listing in the NRHP ¹ , WHR ² or SCRHP ³ .	None
Howell Log Cabin	23421 SR 9 SE, Woodinville (Snohomish) County	1924	Log cabin has good physical integrity and retains architectural details.	Snohomish County's professional opinion is that building is eligible for listing in the SCRHP ³ .	Consult with Snohomish County Historic Preservation Commission to formally evaluate and determine mitigation measures, which may include further documentation.

¹NRHP-National Register of Historic Places²WHR-Washington Heritage Register³SCRHP-Snohomish County Register of Historic Places

Four of the five uninventoried buildings were inventoried and submitted to Snohomish County for their opinion regarding significance (Figure 1). One of the five uninventoried buildings was not inventoried because the building renovations lacked architectural distinction and had compromised physical integrity.

Unocal Treatment Plant Site

All buildings and structures within the Unocal treatment plant site were determined not eligible for listing in the NRHP in a previous study (Cox and Bard 1996; Robbins 1996).

Conveyance Corridors

Route 9 195th Corridor

LAAS identified a total of nine historic buildings within the Route 9 195th corridor primary and secondary portals. Eight buildings were not previously inventoried. One building was previously inventoried but not formally evaluated for significance. Four of the uninventoried buildings were within primary portals. The other four uninventoried buildings and one inventoried building were within secondary portals.

PRIMARY PORTALS

Survey results for the Route 9 195th corridor primary portals are summarized in Table 2. LAAS did not recommend inventory of three of the four historic buildings in the Route 9 195th corridor primary portals within King County, because the buildings lacked integrity and/or lacked architectural distinction. Charlie Sundberg (personal communication 2003), Preservation Planner, King County Historic Preservation Program, recommended that inventory for the three buildings, an Office at 6723 NE 175th Street, Kenmore, the Shizendo Martial Arts Academy and the Gamble House, was not necessary if research indicated that the buildings did not have physical integrity and/or strong historic associations. Mr. Sundberg (personal communication 2003) specified that if the Office was not associated with railroad operations, then inventory would not be necessary. King County Assessor records suggested that the Office in Primary Portal 11 had either been extensively remodeled or removed. King County Assessor Records did not indicate association with railroad operations. King County Assessor Records suggested that the Shizendo Martial Arts Academy in Primary Portal 5 had moderate window modifications and had lost integrity of setting and that the Gamble House in Primary Portal 44 had undergone extensive renovation.

Table 2. Brightwater Route 9 195th Corridor Primary Portals-Buildings Older Than Fifty Years.

Name	Address (County)	Construction Date (Year Renovated)	Portal No./Tract No./Tax Parcel No.	Integrity	Eligibility Status	Mitigation Measures
Shizendo Martial Arts Academy/ Washington Tree Service	20057 Ballinger Way NE, Lake Forest Park (King)	1950	5/B/741770-0325	Commercial building lacks distinctive architectural features or design. Moderate window alteration and integrity of setting compromised.	May be eligible for NRHP ¹ , WHR ² or KCLL ³	None
Office	6723 NE 175 th Street, Kenmore (King)	1945	11/B/112604-9137	Lacks distinctive architectural style and lacks physical integrity. Appears to have been moved or remodeled.	Probably not eligible for NRHP ¹ , WHR ² or KCLL ³	None
Gamble House	7660 NE 195 th Street, Kenmore (King)	1932 (1986)	44/E/012604-9034	Renovation has compromised integrity.	Probably not eligible for NRHP ¹ , WHR ² or KCLL ³ .	None
Twin Creeks Riding Stable	19202 80 th Avenue NE, Kenmore (King)	1915, 1945, 1953	44/D/012604-9013	Cluster of agricultural buildings do not possess distinctive architectural details and lack physical integrity. The ranges in construction dates of individual buildings do not convey a sense of place or historic context.	King County's professional opinion that resource is not eligible for NRHP ¹ , WHR ² or KCLL ³ .	None.

¹ National Register of Historic Places² Washington Heritage Register³ King County Landmarks List

One uninventoried building, the Twin Creeks Riding Stable, within primary Portal 44, was inventoried and submitted to the King County HPP for their opinion on significance (Figure 1). LAAS prepared and submitted an inventory form to King County HPP for their opinion on significance (Appendix 1). Charlie Sundberg's, (personal communication 2003) professional opinion was that the Twin Creeks Riding Stable was not eligible for listing in the NRHP, WHR and the KCLL, if similar farmsteads were in the Kenmore vicinity. Other farmsteads in the Kenmore area include the Webber Barn at 18515 80th Avenue NE, the Gamble House, and the Harwick Farm at 18115 80th Avenue NE.

SECONDARY PORTALS

Survey results for the Route 9 195th corridor secondary portals are summarized in Table 3. Two uninventoried buildings within the secondary portals would be inventoried and formally evaluated and one inventoried building within a secondary portal would be formally evaluated if project plans would require these secondary portals for emergency access, grouting, or ventilation, and the buildings could not be avoided (Table 3).

Table 3. Brightwater Route 9 195th Corridor Secondary Portals-Buildings Older Than Fifty Years.

Name	Address (County)	Construction Date (Year Renovated)	Portal No./Tract No./Tax Parcel No.	Integrity	Eligibility Status	Mitigation Measures
Colonial Pantry Restaurant/ Firdale Village	9617 Firdale Avenue, Edmonds (Snohomish)	1942	23/A/00449900000100	Plantation style architecture represents World War II era commercial development.	May be eligible for NRHP ¹ , WHR ² or KCLL ³ .	Inventory, prepare eligibility opinion, and submit to Snohomish County for concurrence.
Bendzak House	5521 NE 193 rd Street, Kenmore (King)	1933	45/D/402770-1320	Good example of side-gabled vernacular style.	May be eligible for NRHP ¹ , WHR ² or KCLL ³ .	Inventory, prepare eligibility opinion, and submit to King County for concurrence.
Humphreys House	5531 NE 193 rd Street, Kenmore (King)	1945 (1964)	45/D/402770-1315	Renovation has compromised integrity.	Probably not eligible for NRHP ¹ , WHR ² or KCLL ³ .	None
Osgood Cottage	19625 55 th Avenue, Lake Forest Park (King)	1940	45/C/402770-0445	Good example of side-gabled vernacular style.	Not evaluated.	Prepare eligibility opinion, and submit to King County for concurrence.
Osgood House	19633 55 th Avenue NE, Lake Forest Park (King)	1946	45/C/402770-0440	Lacks physical integrity due to renovation and poor maintenance.	Probably not eligible for NRHP ¹ , WHR ² or KCLL ³ .	None

¹ National Register of Historic Places² Washington Heritage Register³ King County Landmarks List

Route 9 228th Corridor

LAAS identified a total of eleven buildings within the Route 9 228th corridor primary and secondary portals. Eight historic buildings were not previously inventoried. Three uninventoried buildings were within primary portals as were three previously inventoried buildings (Table 4). Five uninventoried buildings were within secondary portals (Table 5). Of the three previously inventoried buildings, one building was previously inventoried but not evaluated for significance; one building was previously inventoried and determined not eligible for listing in the NRHP by the OAHP, and the third building was previously inventoried and is listed in the NRHP.

PRIMARY PORTALS

Survey results for the Route 9 228th corridor primary portals are summarized in Table 4. LAAS did not recommend inventory of two of the three uninventoried historic buildings within the Route 9 228th corridor primary portals, because the buildings lacked integrity and/or lacked architectural distinction. Charlie Sundberg (personal communication 2003), Preservation Planner, King County Historic Preservation Program recommended that inventory for the two buildings, an Office at 6723 NE 175th Street, Kenmore, and the Gamble House, was not necessary if research indicated that the buildings did not have physical integrity and/or strong historic associations. Mr. Sundberg (personal

communication 2003) specified that if the Office was not associated with railroad operations, then inventory would not be necessary. King County Assessor records suggested that the Office in Primary Portal 11 had either been extensively remodeled or removed. King County Assessor Records did not indicate association with railroad operations. King County Assessor records suggested that the Office had either been extensively remodeled or removed and that the Gamble House had undergone extensive renovation.

Table 4. Brightwater Route 9 228th Corridor Primary Portals-Buildings Older Than Fifty Years.

Name	Address	Construction Date (Year Renovated)	Portal No./Tract No./Tax Parcel No.	Integrity	Eligibility Status	Mitigation Measures
Office	6723 NE 175 th Street, Kenmore (King)	1945	11/B/112604-9137	Lacks distinctive architectural style and lacks physical integrity. Building appears to have been removed or remodeled.	Probably not eligible for NRHP ¹ , WHR ² or KCLL ³	None
J. Wallen Property (1-127E, 2-127E)	2908 228 th Street SE, Bothell (Snohomish)	1944	39/B/27053200101500	Lacks physical integrity due to renovation and lacks distinctive architectural style.	Snohomish County's and the City of Bothell's professional opinion is that the building is not eligible for listing in the NRHP, WHR, BRHP or SCRHP.	None
Tol P. Jacobus House (3-127E)	3112 228 th Street SE, Bothell (Snohomish)	1898	39/C/27053200100700	Good example of early architecture in Bothell.	Determined not eligible for listing in the NRHP by OAHP. Snohomish County's professional opinion is that the building is eligible for listing in the SCRHP.	Mitigate through consultation with Snohomish County and the City of Bothell.
North Creek School (1-131E)	22711 31 st Avenue SE, Bothell (Snohomish)	ca. 1885	39/A/2927054020	NRHP building suffering from serious neglect. Entrance porch roof is collapsing.	Listed in the NRHP.	Mitigate through consultation with OAHP, Snohomish County and City of Bothell.
Gamble House	7660 NE 195 th Street, Kenmore (King)	1932 (1986)	44/E/012604-9034	Renovation has compromised integrity.	Probably not eligible for NRHP ¹ , WHR ² or KCLL ³	None
Twin Creeks Riding Stable	19202 80 th Avenue NE, Kenmore (King)	1915-House, 1945-Barn, 1953-Arena/Stalls	44/D/012604-9013	Cluster of agricultural buildings do not possess distinctive architectural details and lack physical integrity. The ranges in construction dates of individual buildings do not convey a sense of place or historic context.	King County's professional opinion is that the resource is not eligible for listing in the NRHP, the WHR, or the SCRHP.	None

¹ National Register of Historic Places

² Washington Heritage Register

³ King County Landmarks List

⁴ Snohomish County Register of Historic Places

⁵ Bothell Register of Historic Places

⁶Washington State Office of Archaeological and Historic Preservation

One uninventoried building, the Twin Creeks Riding Stable, within primary Portal 44, was inventoried and evaluated (Figure 2). LAAS prepared and submitted an inventory form to King County for an eligibility opinion (Appendix 1). Charlie Sundberg's (personal communication 2003) professional opinion was that the Twin Creeks Riding Stables is not eligible for listing in the NRHP, WHR or KCLL. LAAS submitted the one previously inventoried and unevaluated building within primary Portal 44, the J. Wallen Property, to Snohomish County and to the City of Bothell to seek their eligibility opinion. In the professional opinions of Louise Lindgren (personal communication 2003), Senior Planner, Snohomish County and Rob Garwood (personal communication 2003), Senior Planner, City of Bothell, the J. Wallen Property is not eligible for listing in the NRHP, the WHR, the BRHP or the SCRHP. In addition, Ms. Lindgren's (personal communication 2003) professional opinion was that the Tol P. Jacobus House, in Primary Portal 39 and previously determined not eligible for listing in the NRHP, is eligible for listing in the SCRHP.

SECONDARY PORTALS

Survey results for the Route 9 228th corridor primary portals are summarized in Table 5. One inventoried building would be inventoried and formally evaluated if project plans would require secondary portals for emergency access, grouting, or ventilation, and the buildings could not be avoided.

Table 5. Brightwater Route 9 228th Corridor Secondary Portals-Buildings Older Than Fifty Years.

Name	Address	Construction Date (Year Renovated)	Portal No./Tract No./Tax Parcel No.	Integrity	Eligibility Status	Mitigation Measures
Koehler House	9516 Edmonds Way, Edmonds (Snohomish)	1943	24/C/27033600100900	Lacks physical integrity.	Probably not eligible for NRHP ¹ , WHR ² or SCRHP ⁴	None
Bender House	20075 10 th Avenue NW, Shoreline (King)	1951	22/E/664990-0310	Common example of Northwestern/ California Ranch Style with standard hipped roof.	Probably not eligible for NRHP ¹ , WHR ² or KCLL ³	None
Chapman-Jones House	20065 10 th Avenue NW, Shoreline (King)	1948	22/E/664990-0320	Good example of post World War II house with English architectural influences.	May be eligible for NRHP ¹ , WHR ² or KCLL ³	Prepare inventory form, prepare eligibility opinion, and submit to King County, City of Shoreline and OAHP for concurrence.
Blake House	20309 8 th Avenue, Shoreline (King)	1937	22/C/012603-9216	Renovation has compromised physical integrity.	Probably not eligible for NRHP ¹ , WHR ² or KCLL ³	None
Residence	915 228 th Street SE, Bothell (Snohomish)	1948	37/C/00411100003202	Lacks distinctive architectural details.	Probably not eligible for NRHP ¹ , WHR ² or KCLL ³	None

¹ National Register of Historic Places

² Washington Heritage Register

³ King County Landmarks List

⁴ Snohomish County Register of Historic Places

Unocal Corridor

LAAS identified sixteen buildings over fifty years old in the Unocal corridor primary and secondary portals. Fifteen buildings were not previously inventoried. One building was previously inventoried but not formally evaluated for significance. Nine uninventoried buildings were within primary portals. The other six uninventoried buildings and one inventoried building were within secondary portals.

PRIMARY PORTALS

Survey results for the Unocal corridor primary portals are summarized in Table 6. All buildings in the Unocal corridor primary portals within Snohomish County lack integrity and/or architectural distinction, and were not inventoried. Louise Lindgren (personal communication 2003), Senior Planner, Snohomish County agreed that preparation of inventory forms for buildings in the Unocal corridor primary portals in Snohomish County was not necessary, since they were not, in her opinion, eligible for listing in the NRHP, WHR or the SCRHP. LAAS did not recommend inventory of one uninventoried building, an Office at 6723 NE 175th Street, Kenmore, within a primary portal in King County because this building lacked integrity and lacked distinctive architectural features. Charlie Sundberg (personal communication 2003) recommended that inventory of the Office was not required if it was not associated with railroad operations or did not have physical integrity. King County Assessor records suggested that the Office in primary Portal 11 had either been extensively remodeled or removed. King County Assessor records did not indicate association with railroad operations.

Table 6. Brightwater Unocal Corridor Primary Portals-Buildings Older Than Fifty Years.

Name	Address	Year Built	Portal No./Tract No./Tax Parcel No.	Integrity	Eligibility Status	Mitigation Measures
Jackson House	9221 232 nd Street SW, Edmonds (Snohomish)	1943	3/D/27033600105300	Lacks integrity due to renovations, especially bay window installation.	Probably not eligible for NRHP ¹ , WHR ² or SCRHP ³	None
Roehl House	9213 232 nd Street SW, Edmonds (Snohomish)	1941	3/D/27033600105000	Lacks integrity due to window replacement and addition of decorated porch pediment.	Probably not eligible for NRHP ¹ , WHR ² or SCRHP ³	None
Zimmerman House	9201 232 nd Street SW, Edmonds (Snohomish)	1941	3/D/27033600105100	Lacks integrity due to window replacement.	Probably not eligible for NRHP ¹ , WHR ² or SCRHP ³	None
Shirey House	23220 Edmonds Way, Edmonds (Snohomish)	1950	3/E/00555300100902	Lacks architectural distinction, common post-WW II example of Minimal Traditional style.	Probably not eligible for NRHP ¹ , WHR ² or SCRHP ³	None

¹ National Register of Historic Places

² Washington Heritage Register

³ Snohomish County Register of Historic Places

⁴ King County Landmarks List

Table 6. Brightwater Unocal Corridor Primary Portals-Buildings Older Than Fifty Years (continued).

Name	Address	Year Built	Portal No./Tract No./Tax Parcel No.	Integrity	Eligibility Status	Mitigation Measures
Graber House	23324 92 nd Avenue West, Edmonds (Snohomish)	1940	3/F/27033600108500	Lacks architectural distinction, common post-WW II example of Minimal Traditional style.	Probably not eligible for NRHP ¹ , WHR ² or SCRHP ³	None
Wayman House	23309 92 nd Avenue West, Edmonds (Snohomish)	1950	3/E/00555300100802	Lacks architectural distinction, common post-WW II example of Minimal Traditional style.	Probably not eligible for NRHP ¹ , WHR ² or SCRHP ³	None
McDougall House	9314 232nd Street SW, Edmonds (Snohomish)	1950	3/F/27033600109000	Lacks architectural distinction, common post-WW II example of Minimal Traditional style.	Probably not eligible for NRHP ¹ , WHR ² or SCRHP ³	None
Hurst House	9306 232 nd Street SW, Edmonds (Snohomish)	1952	3/F/36270310910002	Shed roof house lacks architectural distinction.	Probably not eligible for NRHP ¹ , WHR ² or SCRHP ³	None
Office	6723 NE 175 th Street, Kenmore (King)	1945	11/B/112604-9137	Lacks distinctive architectural style and lacks physical integrity. Building appears to have been removed or remodeled.	Probably not eligible for NRHP ¹ , WHR ² or KCLL ⁴	None

¹ National Register of Historic Places² Washington Heritage Register³ Snohomish County Register of Historic Places⁴ King County Landmarks List

SECONDARY PORTALS

Survey results for the Unocal corridor secondary portals are summarized in Table 7. Three uninventoried buildings within the Unocal corridor secondary portals, all within King County, should be inventoried and formally evaluated and one previously inventoried building in a secondary portal within King County should be formally evaluated if project plans would require these secondary portals for emergency access, grouting, or ventilation, and the buildings could not be avoided.

Table 7. Brightwater Unocal Corridor Secondary Portals-Buildings Older Than Fifty Years.

Name	Address	Year Built	Portal No./Tract No./Tax Parcel No.	Integrity	Eligibility Status	Mitigation Measures
Shizendo Martial Arts Academy/ Washington Tree Service	20057 Ballinger Way NE, Lake Forest Park (King)	1950	5/B/741770-0325	Commercial building lacks distinctive architectural features or design.	Probably not eligible for NRHP ¹ , WHR ² or KCLL ³	None
Harper House	4039 NE 178 th Street, Lake Forest Park (King)	1942	10/E/115410-0105	Common WWII era Minimal Traditional Style lacks architectural distinction. Addition compromises architectural integrity.	Probably not eligible for NRHP ¹ , WHR ² or KCLL ³	None
Haughton Home (King Co. File No. 0398)	17845 Ballinger Way NE, Lake Forest Park (King)	1911	10/A/401930-0935	Excellent example of Colonial influenced architecture. Landscape features on the large lot add to historic setting.	May be eligible for NRHP ¹ , WHR ² or KCLL ³	Prepare eligibility opinion and submit to OAHP and King County
Red House	17851 Ballinger Way NE, Lake Forest Park (King)	c. 1940	10/A/ not available	Two story house with slight Colonial influence.	May be eligible for NRHP ¹ , WHR ² or KCLL ³	Prepare inventory form, eligibility opinion and submit to OAHP and King County
Laurel House	17865 Ballinger Way NE, Lake Forest Park (King)	1928	10/A/401930-0945	One-and-one-half story cottage with triangular knee brackets.	May be eligible for NRHP ¹ , WHR ² or KCLL ³	Prepare inventory form, eligibility opinion and submit to OAHP and King County
Gilmur House and Barn	8127 NE 175 th Street, Kenmore (King)	1938	12/B/415670-0045	Vernacular house with gambrel roof barn in agricultural landscape. House lacks physical integrity. Barn retains architectural features and landscape that could contribute to significance.	May be eligible for NRHP ¹ , WHR ² or KCLL ³	Prepare inventory form, eligibility opinion and submit to OAHP and King County
Hertz Equipment Rental	18030 Bothell Way NE, Bothell (King)	1947	13/C/945720-0050	Example of roadside commerce lacks physical integrity. Former location of Green Ford auto dealership.	Probably not eligible for NRHP ¹ , WHR ² or KCLL ³	None

¹ National Register of Historic Places² Washington Heritage Register³ King County Landmarks List

Conclusions

LAAS conducted a field survey of the Brightwater project area to identify significant historic buildings and structures that may be adversely affected by construction. LAAS identified four buildings that are probably eligible for listing in the NRHP, the WHR, and/or the SCRHP. Two buildings, the Wild West Classic Mustang Ranch and the Howell Log Cabin, are in the Route 9 treatment plant site. Snohomish County's

professional opinion is that the Wild West Classic Mustang Ranch is eligible for listing in the NRHP, WHR and the SCRHP and the Howell Log Cabin is eligible for listing in the SCRHP. The other two buildings, the Tol P. Jacobus House and the North Creek School in Primary Portal 39A of the Route 9 228th corridor, were previously inventoried and formally evaluated. The Tol P. Jacobus House, previously determined not eligible for listing in the NRHP by the OAHP, was, in the opinion of Snohomish County, eligible for listing in the SCRHP by Snohomish County during this study. The North Creek School is listed in the NRHP.

Impacts

Treatment Plant Sites

Unocal Treatment Plant Site

No historic buildings eligible for listing in the NRHP, WHR or SCRHP would be adversely affected in the Unocal treatment plant site.

Route 9 Treatment Plant Site

Proposed construction of the Route 9 treatment plant site will adversely affect the Wild West Classic Mustang Ranch and the Howell Log Cabin. The Wild West Classic Mustang Ranch is probably eligible for listing in the NRHP, WHR and SCRHP and the Howell Log Cabin is probably eligible for the SCRHP.

Conveyance Corridors

Route 9 195th Corridor

No historic buildings probably eligible for listing in the NRHP, WHR, KCLL or SCRHP would be adversely affected in the primary portals in the Route 9 195th Corridor.

Route 9 228th Corridor

Proposed construction of the Route 9 228th corridor may adversely effect the Tol P. Jacobus House, which is probably eligible for listing in the SCRHP, and the North Creek School, listed in the National Register of Historic Places.

Unocal Corridor

No historic buildings probably eligible for listing in the NRHP, WHR or SCRHP would be adversely affected in the primary portals in the Unocal corridor.

Mitigation Measures

Treatment Plant Sites

Unocal Treatment Plant Site

No mitigation measures are necessary for the Unocal treatment plant site.

Route 9 Treatment Plant Site

Mitigation measures in the Route 9 treatment plant site would be developed through consultation with Snohomish County and the Washington State Office of Archaeology and Historic Preservation (OAHP). Mitigation measures may include photographic documentation and development of a written history and/or relocation of the Wild West Classic Mustang Ranch and the Howell Log Cabin. Photographs would be large format and the written history would expand on the historic overview in the historic property inventory forms. The photographs and the written history, which should conform to Historic American Building Survey (HABS) standards, would be sent to Snohomish County and the OAHP.

Conveyance Corridors

Route 9 195th Corridor

No mitigation is necessary for the Route 9 195th corridor. If Secondary Portal 23 is selected for project construction, then the Colonial Pantry Restaurant/ Firdale Village would need to be inventoried and evaluated and documentation submitted to Snohomish County and the OAHP to determine the eligibility of the building (Table 3).

Route 9 228th Corridor

Impacts to the Tol P. Jacobus House and the North Creek School in Primary Portal 39A would be mitigated through consultation with Snohomish County, the City of Bothell, and the OAHP before project construction. Mitigation measures may include further documentation or relocation. If Secondary Portal 23 is selected for project construction then the Chapman Jones House would need to be inventoried and evaluated and

documentation submitted to King County and the OAHP for a determination of eligibility (Table 5).

Unocal Corridor

No mitigation is necessary for the Unocal Corridor. If Secondary Portal 10 is selected for project construction, then the Haughton House would need to be evaluated and documentation submitted to King County and the OAHP for a determination of eligibility (Table 5). In addition, the Red House and the Laurel House would need to be inventoried and evaluated and documentation submitted to King County and the OAHP for a determination of eligibility (Table 7).

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- Lindgren, Louise
2003 Personal Communication. Telephone conversation with Louise Lindgren, Senior Planner, Historic Preservation, Snohomish County Planning and Development Services, 3 and 18 June.
- Robbins, Elizabeth
1996 Snohomish County, Edmonds Ferry Crossing Project SL-1991. Letter to David Hansen, Deputy, State Historic Preservation Officer, Washington State Office of Archaeology and Historic Preservation Olympia from Elizabeth A. Robbins, Cultural Resource Program Manager, Washington State Department of Transportation, Olympia, 20 August. On file at the Washington State Office of Archaeology and Historic Preservation, Olympia,
- Sundberg, Charlie
2003 Personal Communication. Electronic mail message from Charlie Sundberg, Preservation Planner, King County Office of Historic Preservation, Seattle to Leonard Forsman, Archaeologist, Larson Anthropological Archaeological Services Limited, Gig Harbor, Washington, 23 May; telephone conversation with Leonard Forsman, 27 May and 20 June; meeting with Leonard Forsman 28 May; electronic mail message 14 August.

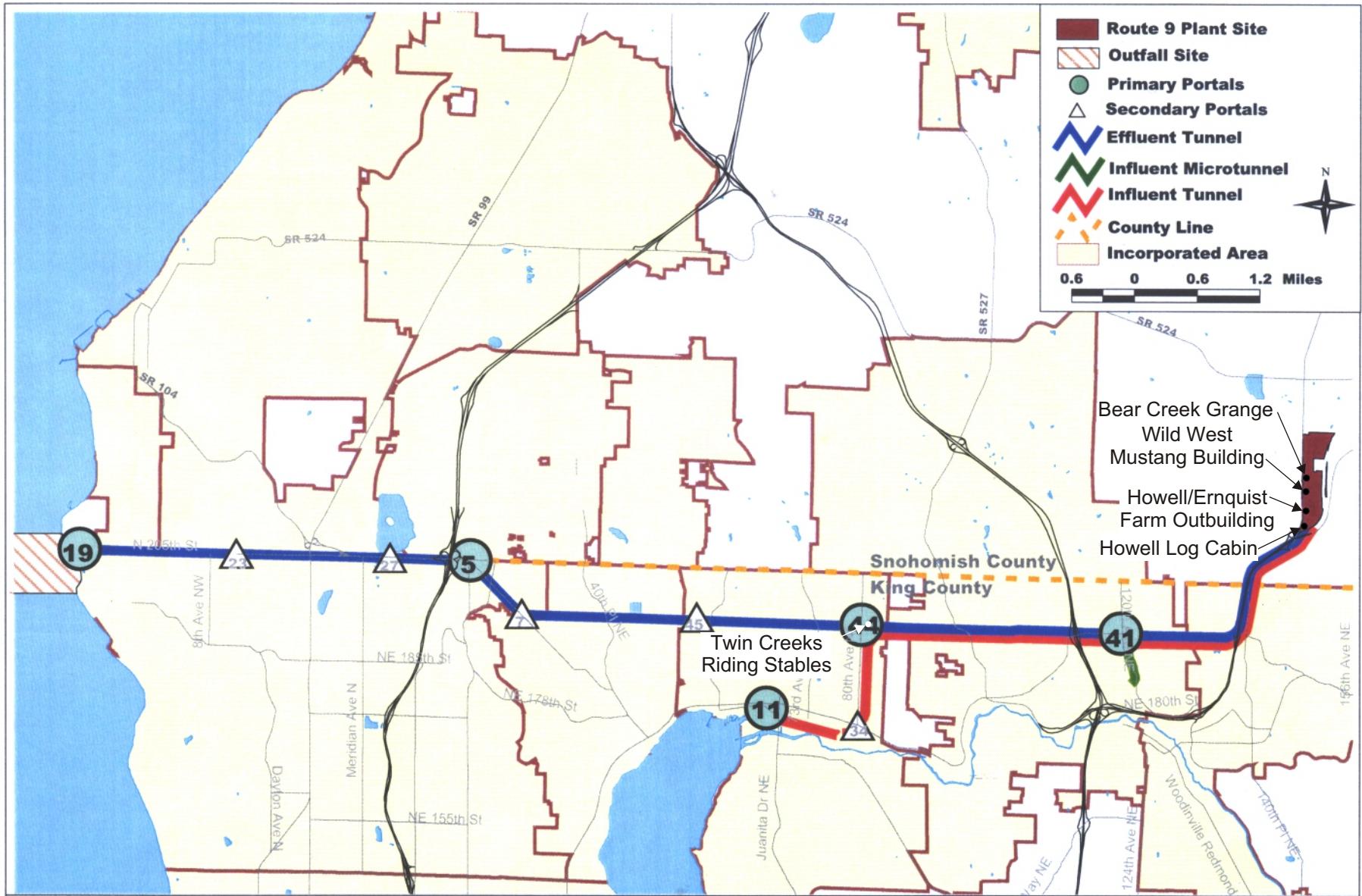


Figure 1. Buildings inventoried during the Brightwater building survey within the Route 9 195th corridor primary portals and the Route 9 treatment plant site.

The information included on this map has been compiled from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, or consequential damages, including but not limited to lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Brighwater Predesign: King County is proceeding with preliminary plans and designs for the BW proposal. This ongoing work will not limit the choice of reasonable alternatives to be selected at the end of the EIS process.

Route 9 - 195th Corridor

Mitigated Preferred Alternative

BRIGHTWATER EIS



The logo consists of a circular icon containing a stylized green tree or leaf design, followed by the text "King County" in a bold, black, sans-serif font. Below it, "Department of" and "Natural Resources and Parks" are stacked in a smaller, regular black font. At the bottom, "Wastewater Treatment" and "Division" are stacked in a bold, black, sans-serif font.

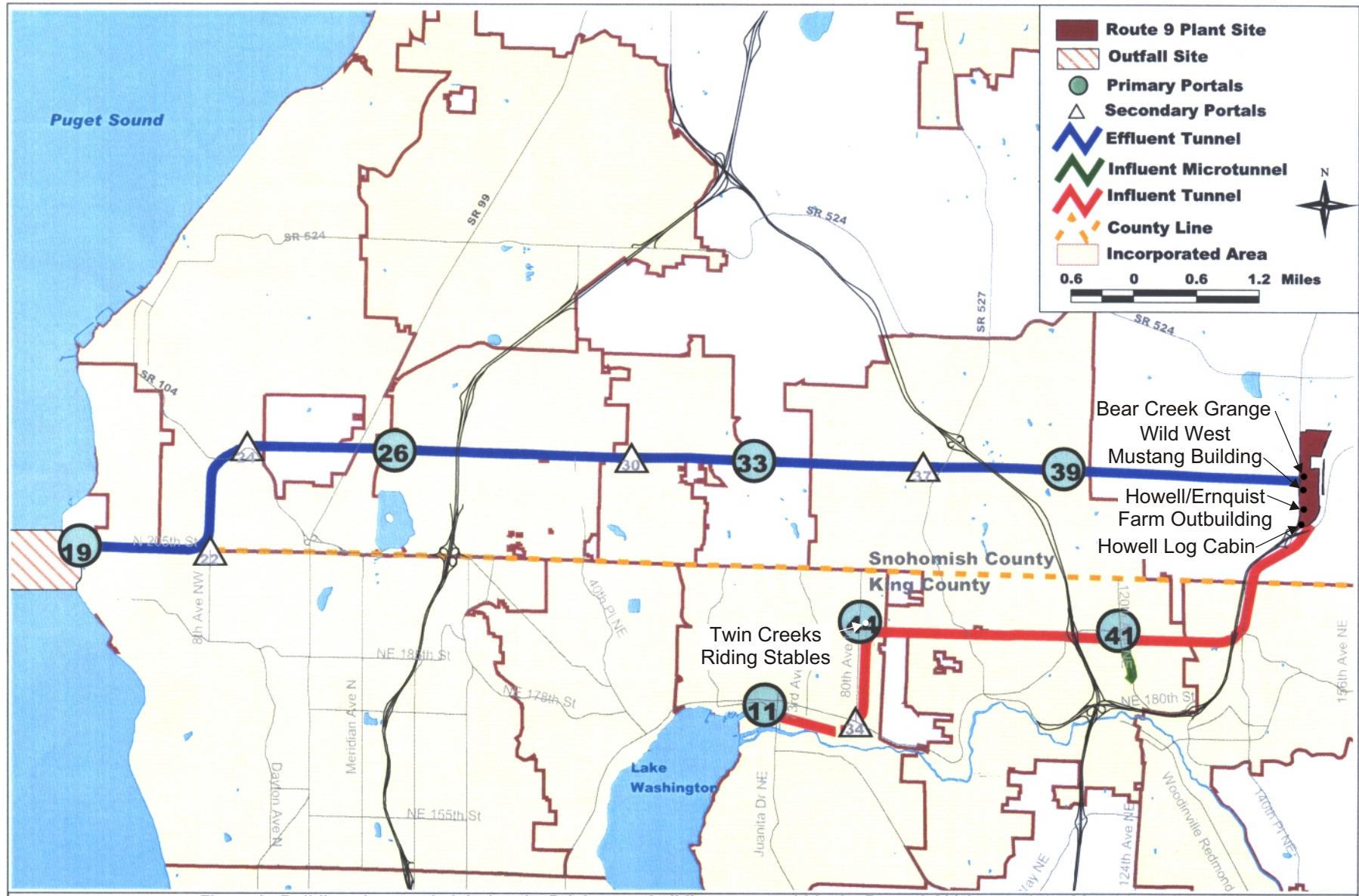


Figure 2. Buildings inventoried during the Brightwater building survey within the Route 9 228th tunnel corridor primary portals and the Route 9 treatment plant site.

 **King County**
Department of
Natural Resources and Parks
Wastewater Treatment
Division

The information included on this map has been compiled from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Brightwater Predesign: King County is proceeding with preliminary plans and designs for the BW proposal. This ongoing work will not limit the choice of reasonable alternatives to be selected at the end of the EIS process.

dhrp1:lwtid/projects/bw_feis/projects
bw_overview_041503.apr

Route 9 - 228th Tunnel Corridor
BRIGHTWATER EIS

Appendix 1
Agency Correspondence
and Inventory Forms

Leonard Forsman

From: "Leonard Forsman - LAAS" <laas03@attglobal.net>
To: <l.lindgren@co.snohomish.wa.us>
Sent: Friday, May 23, 2003 1:55 PM
Attach: 228th Snohomish Table.doc; 195th Snohomish Table.doc; Unocal Snohomish Table.doc
Subject: Brightwater Buildings Survey

Louise,

LAAS has conducted a historic buildings and structures survey as part of our cultural resources assessment of the proposed Brightwater Treatment Facility and Conveyance System (Brightwater) Project. King County is preparing a State Environmental Policy Act (SEPA) Environmental Impact Statement (EIS) for the Brightwater Project. The Brightwater Project has three conveyance alternatives and two treatment plant alternatives. King County plans to employ deep tunnel construction methods for the proposed pipelines, thereby not affecting buildings above the tunnel shafts, except in the portal siting areas where portals and shafts would be placed. LAAS conducted a pedestrian survey of buildings in the portal siting areas of each conveyance alternative. The two treatment plant alternatives, the Unocal Treatment Plant Site and the Route 9 Treatment Plant Site, are in Snohomish County. The buildings and structures on the Unocal Treatment Plant Site have been determined not eligible for listing on the National Register of Historic Places in a previous study.

Attached are tables for the Route 9 Treatment Plant and the portal siting areas within each of three conveyance corridors: the Route 9 195th Street Corridor, the Route 9 228th Street Corridor, and the Unocal Corridor, listing buildings over 50 years old that were observed during the survey. Also attached are photographs of the buildings referenced in the table. Photo numbers in the table correspond to the numbered photographs.

As you will see in the tables, I have made recommendations regarding inventory of the buildings identified during the survey based on physical integrity, distinctive architectural features and other elements required for a building or structure to be significant. For those building or structures that lack physical integrity and/or architectural distinction, we have recommended no further documentation. For buildings that may be significant, we have recommended inventory and evaluation. As you would expect, previously inventoried buildings will require formal evaluation.

Please review the tables and photographs and let me know if you have changes you would suggest regarding my recommendations for inventory and evaluation. Please let me know if you have any questions or comments.

Respectfully,
Leonard Forsman
Research Archaeologist
Larson Anthropological Archaeological Services Limited
7700 Pioneer Way, Suite 101
Gig Harbor, Washington 98335
253-858-1411 Phone
253-858-1410 Fax

Leonard Forsman

From: "Leonard Forsman - LAAS" <laas03@attglobal.net>
To: "Sundberg, Charlie" <Charlie.Sundberg@METROKC.GOV>
Sent: Friday, May 23, 2003 11:22 AM
Attach: 228th Buildings King County.doc; 195th King County.doc; Unocal Buildings King County.doc
Subject: Brightwater Historic Buildings

Charlie,

LAAS has conducted a historic buildings and structures survey as part of our cultural resources assessment of the proposed Brightwater Treatment Facility and Conveyance System (Brightwater) Project. King County is preparing a State Environmental Policy Act (SEPA) Environmental Impact Statement (EIS) for the Brightwater Project. The Brightwater Project has three conveyance alternatives and two treatment plant alternatives. King County plans to employ deep tunnel construction methods for the proposed pipelines, thereby not affecting buildings above the tunnel shafts, except in the portal siting areas where portals and shafts would be placed. LAAS conducted a pedestrian survey of buildings within the selected tracts in the portal siting areas of each conveyance alternative. Both treatment plant site alternatives are in Snohomish County.

Attached are tables for the portal siting areas within each of three conveyance alternatives; the Route 9 195th Street Corridor, the Route 9 228th Street Corridor, and the Unocal Corridor, listing buildings over 50 years old that were observed during the survey. Also attached are photographs of the buildings referenced in the table. Photo numbers in the table correspond to the numbered photographs.

As you will see in the tables, I have made recommendations regarding inventory of the buildings identified during the survey based on physical integrity, distinctive architectural features and other elements required for a building or structure to be significant. For those building or structures that lack physical integrity and/or architectural distinction, we have recommended no further documentation. For buildings that may be significant, we have recommended inventory and evaluation. As you would expect, previously inventoried buildings will require formal evaluation.

Please review the tables and photographs and let me know if you have changes you would suggest regarding my recommendations for inventory and evaluation. Please let me know if you have any questions or comments.

Respectfully,

Leonard Forsman
Research Archaeologist
Larson Anthropological Archaeological Services Limited
7700 Pioneer Way, Suite 101
Gig Harbor, Washington 98335
253-858-1411 Phone
253-858-1410 Fax



LARSON
ANTHROPOLOGICAL
ARCHAEOLOGICAL
SERVICES
LIMITED

June 13, 2003

Louise Lindgren
Senior Planner
Historic Preservation
Snohomish County Planning and Development Services
M/S #604
3000 Rockefeller Avenue
Everett, WA 98201

Subject: Brightwater Regional Wastewater Treatment System Historic Buildings Survey

Dear Ms. Lindgren:

Please find the attached inventory forms for four buildings within the Brightwater Route 9 Treatment Plant alternative. We are seeking your concurrence with our determinations of eligibility for the four inventoried buildings. In our opinion, only one building, the Wild West Classic Mustang Ranch Building at 22909 SR 9 SE, Woodinville, WA., is eligible for listing in the National Register of Historic Places (NRHP), the Washington Heritage Register (WHR) and/or the Snohomish County Historic Resources Inventory (SCHRI). The other three buildings, the Howell Log Cabin and the Howell/Ernquist Farm Outbuilding at 23421 SR 9 SE, Woodinville, WA, and the Bear Creek Grange at 22729 SR SE, Woodinville, WA, do not have physical integrity and/or are historically significant. Therefore they are not eligible for listing in the NRHP, the WHR, or the SCHRI.

As you are aware, Larson Anthropological Archaeological Services Limited identified two buildings in the portal siting areas that retained sufficient integrity or historic significance to warrant inventory and evaluation. However, these two buildings are either within secondary portal siting areas or within tracts no longer within the portal siting areas and will not be inventoried. We look forward to your opinion regarding eligibility of the four inventoried buildings within the SR 9 Treatment Plant alternative.

We are presently preparing and will forward an eligibility opinion for the previously inventoried J. Wallen Property at 2908 228th Street SE, Bothell, for your concurrence.

Thank you for your assistance and please call me at (253) 858-1411 or e-mail at lforsman.laas@attglobal.net if you have any questions. I will call you on Wednesday, June 18, 2003, to inquire about your opinions.

Respectfully,


Leonard Forsman
Anthropologist/Archaeologist

LF

7700 PIONEER AVE
SUITE 101
GIG HARBOR
WASHINGTON
98335-1164
TEL: [253] 858-1411
FAX: [253] 858-1410

HISTORIC PROPERTY INVENTORY FORM

State of Washington, Department of Community, Trade & Economic Development
Office of Archaeology and Historic Preservation
1063 S. Capitol Way, Suite 106, Post Office Box 48343
Olympia, Washington 98504-8343 (360) 586-3065

IDENTIFICATION SECTION

Field Site No. R9-04 OAHP No.: _____

Site Name: **Historic:** Bear Creek Grange

Common: Bear Creek Grange #1083

Field Recorder: Leonard A. Forsman and Yonara Carrilho, Larson Anthropological Archaeological Services Limited

Owner's Name: Bear Creek Grange #1083/Dave Hulten

Address: 18811 43rd Avenue SE

City/State/Zip Code: Bothell, WA 98102

Status

<input type="checkbox"/>	Survey/Inventory
<input type="checkbox"/>	National Register
<input type="checkbox"/>	Washington Heritage Register
<input type="checkbox"/>	Determined Eligible (NR and/or WHR)
<input type="checkbox"/>	Determined Not Eligible (NR)
<input type="checkbox"/>	Other (HAER, HAER, NHL)
<input type="checkbox"/>	Local Designation (SCRHP)

Classification: District: _____ Site: _____ Building: X Structure: _____ Object: _____

District Status: NR _SR _LR _INV

Contributing **Non-Contributing**

District/Thematic Nomination: _____

DESCRIPTION SECTION

Materials & Features/Structural Types

Building (Structure) Type: Meeting Hall

Plan: Simple/Rectangular

Structural System: Wood Frame

No. of Stories: One

Cladding (Exterior Wall Surfaces)

<input type="checkbox"/>	Log
<input checked="" type="checkbox"/>	Horizontal Wood Siding
<input type="checkbox"/>	Rustic/Drop
<input type="checkbox"/>	X Clapboard
<input type="checkbox"/>	Wood Shingle
<input type="checkbox"/>	Board and Batten
<input type="checkbox"/>	Vertical Board
<input type="checkbox"/>	Asbestos/Asphalt
<input type="checkbox"/>	Brick
<input type="checkbox"/>	Stone
<input type="checkbox"/>	Stucco
<input type="checkbox"/>	Terra Cotta
<input type="checkbox"/>	Concrete/Concrete Block
<input type="checkbox"/>	Vinyl Aluminum Siding
<input type="checkbox"/>	Metal (specify) _____
<input type="checkbox"/>	Other (specify) _____

Date Recorded: April 11, 2003

LOCATION SECTION

Address: 22729 SR 9 Southeast
City/Town/County/Zip Code: Woodinville, Snohomish County, Washington 98072
Range: 5 East **Section:** 26 **1/4 Section:** Southwest
Tax No./Parcel No.: 270526-3-010-00
Quadrangle or map name: 7 x 15 Bothell Quadrangle 1981
UTM References
Easting: 564,450 **Northing:** 5,293,170
Plat/Block/Lot:
Supplemental Map(s):

PHOTOGRAPHY

Photography Neg. No.: _____

(Roll No. & Frame No.): 01-32, 33

West and south elevations, south and east elevations

Date: 04-11-03

<input type="checkbox"/>	Hip
<input type="checkbox"/>	Pyramidal
<input type="checkbox"/>	Other (specify): _____
<input type="checkbox"/>	Gable
<input type="checkbox"/>	Flat
<input type="checkbox"/>	Monitor
<input type="checkbox"/>	Gambrel
<input type="checkbox"/>	Shed

Roof Material

<input type="checkbox"/>	Wood Shingle
<input type="checkbox"/>	Wood Shake
<input type="checkbox"/>	Composition
<input type="checkbox"/>	Slate
<input type="checkbox"/>	Tar/Built-Up
<input type="checkbox"/>	Tile
<input type="checkbox"/>	Metal (Aluminum)
<input type="checkbox"/>	Other (specify) _____
<input type="checkbox"/>	Not visible

<input type="checkbox"/>	High Styles/Forms (check one or more of the following)
<input type="checkbox"/>	Spanish Colonial Revival/Mediterranean
<input type="checkbox"/>	Tudor Revival
<input type="checkbox"/>	Craftsman/Arts & Crafts
<input type="checkbox"/>	Bungalow
<input type="checkbox"/>	Prairie Style
<input type="checkbox"/>	Art Deco/Art Moderne
<input type="checkbox"/>	Rustic Style
<input type="checkbox"/>	International Style
<input type="checkbox"/>	Northwest Style
<input type="checkbox"/>	Commercial Vernacular
<input type="checkbox"/>	Residential Vernacular (see below)
<input type="checkbox"/>	Other (specify): _____

<input type="checkbox"/>	Foundation
<input type="checkbox"/>	Log
<input type="checkbox"/>	Post & Pier
<input checked="" type="checkbox"/>	Stone
<input type="checkbox"/>	Concrete
<input type="checkbox"/>	Block
<input type="checkbox"/>	Poured
<input type="checkbox"/>	Brick
<input type="checkbox"/>	Other (specify) _____
<input type="checkbox"/>	Not visible

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1993 *Village in the Woods: Woodinville's Early Days*. Peanut Butter Publishing, Seattle.

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2002 *Cultural Resources Assessment Brightwater Treatment Facility and Conveyance System*. Larson Anthropological Archaeological Services Limited, Gig Harbor, Washington. Submitted to King County Department of Natural Resources, Seattle.

Mann, Elsie

1994a Regarding Grace. Letter from Elsie Mann, Grace Historian, Woodinville, Washington to Louise Lindgren, Senior Planner, Historic Preservation, Snohomish County Planning Department, 16 June. On file at Snohomish County Planning Department, Everett, Washington.

1994b Grace Tidbits. Letter from Elsie Mann, Grace Historian, Woodinville, Washington to Louise Lindgren, Senior Planner, Historic Preservation, Snohomish County Planning Department, 10 June. On file at Snohomish County Planning Department, Everett, Washington.

2003 Personal Communication. Elsie Mann, historian, telephone conversation with Leonard Forsman, Archaeologist, Larson Anthropological Archaeological Services Limited, Gig Harbor, Washington, June 5.

Snohomish County Assessor

1975 Assessor Card for Bear Creek Grange #1083. Tax Account No. 262705-3-010-0006, 22729 SR 9 SE, Woodinville, Washington. On file at the Snohomish County Assessor, Everett, Washington.

Stickney, Amy E. and Lucile McDonald

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United States Department of the Census

1910 Thirteenth Census of the United States, Bear Creek Precinct, Snohomish County, Washington. On microfilm at the Seattle Public Library, Seattle.

Whitfield, William

1926 *History of Snohomish County, Washington. Volumes 1 and 2*. Pioneer Historical Publishing Company, Seattle.

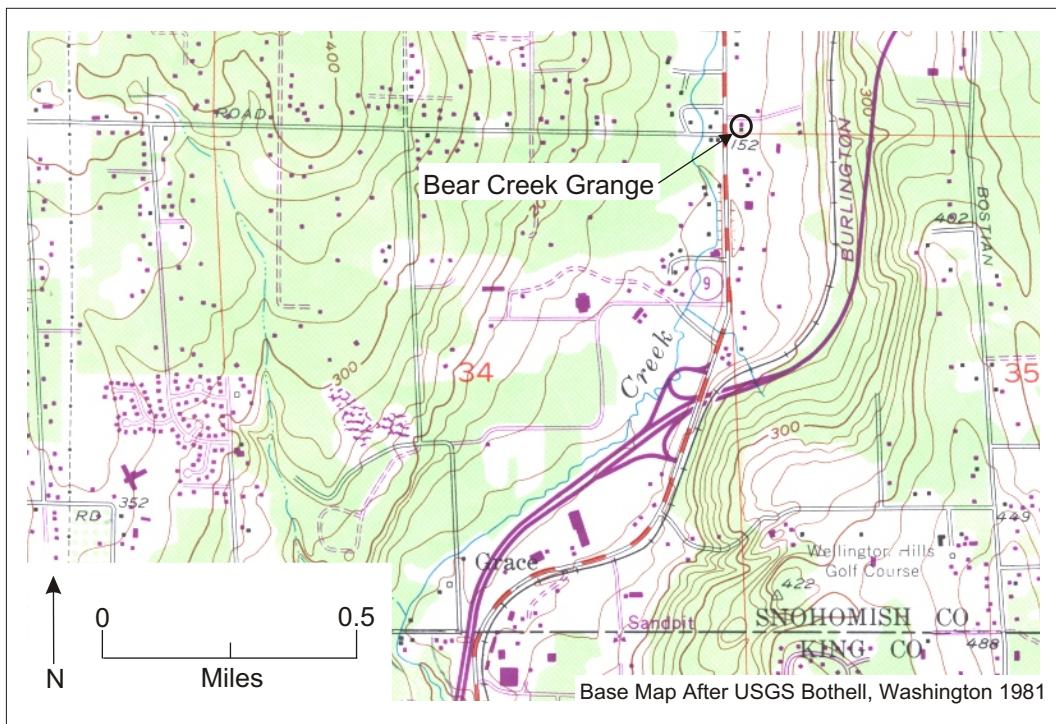


Figure 1. Location of Bear Creek Grange.



Figure 2. Bear Creek Grange west and south elevations.



Figure 3. Bear Creek Grange south and east elevations.

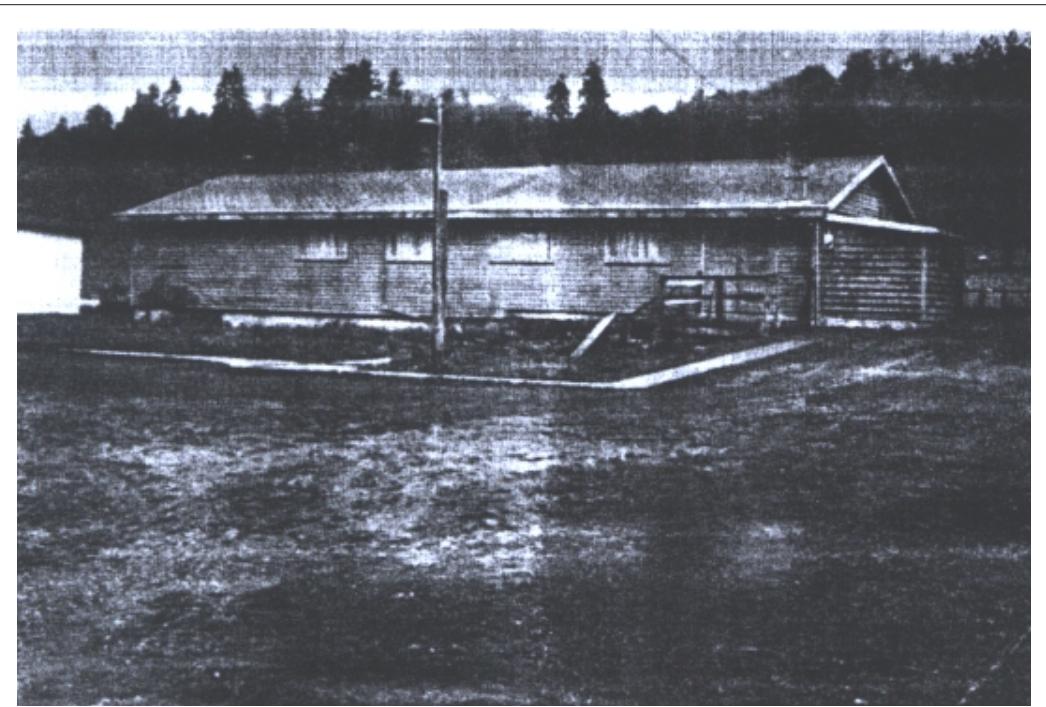


Figure 4. West and south elevations of Bear Creek Grange in 1972.

HISTORIC PROPERTY INVENTORY FORM

State of Washington, Department of Community, Trade & Economic Development
 Office of Archaeology and Historic Preservation
 1063 S. Capitol Way, Suite 106, Post Office Box 48343
 Olympia, Washington 98504-8343 (360) 586-3065

IDENTIFICATION SECTION

Field Site No. R9-02 OAHP No.:
 Site Name: Historic: Howell/Ernquist Farm Outbuilding
 Common:
 Field Recorder: Leonard A. Forsman and Yonara Carrillo, Larson Anthropological Archaeological Services Limited
 Owner's Name: Fitzpatrick/Fitzpatrick Partnership
 Address: 16107 161st Avenue Northeast
 City/State/Zip Code: Woodinville, Wa 98072
 Status
 Survey/Inventory
 National Register
 Washington Heritage Register
 Determined Eligible (NR and/or WHR)
 Determined Not Eligible (NR)
 Other (HAER, HAER, NHL)
 Local Designation (SCRHP)

Date Recorded: April 11, 2003

LOCATION SECTION

Address: 23421 SR 9 Southeast
 City/Town/County/Zip Code: Woodinville, Snohomish County, Washington 98072
 Township: 27 North Range: 5 East Section: 34 1/4 Section: Northeast
 Tax No./Parcel No.: 342705-1-027-0001
 Quadrangle or map name: 7 x 15 Bothell Quadrangle 1983
 UTM References
 Easting: 564,380 Northing: 5,292,460
 Plat/Block/Lot:
 Supplemental Map(s):

PHOTOGRAPHY

Photography Neg. No.:

(Roll No. & Frame No.): 1-39, 2-23

North and west elevations, south elevation

Date: 03-22-01, 04-11-03

Roof Type
 Gable
 Flat
 Monitor
 Gambrel
 Shed

 Hip
 Pyramidal
 Other (specify): _____

Roof Material

Wood Shingle
 Wood Shake
 Composition
 Slate
 Tar/Built-Up
 Tile
 Metal (specify) _____
 Other (specify) _____
 Not visible

Foundation
 Log
 Post & Pier
 Stone
 Brick
 Stone
 Stucco
 Terra Cotta
 Concrete/Concrete Block
 Vinyl Aluminum Siding
 Metal (specify) _____
 Other (specify) _____

Concrete
 Block
 Poured
 Other (specify) _____
 Not visible

High Styles/Forms (check one or more of the following)
 Spanish Colonial Revival/Mediterranean
 Tudor Revival
 Craftsman/Arts & Crafts
 Bungalow
 Prairie Style
 Art Deco/Art Moderne
 Rustic Style
 International Style
 Northwest Style
 Commercial Vernacular
 Residential Vernacular (see below)
 Other (specify): _____

DESCRIPTION SECTION

Materials & Features/Structural Types

Building (Structure) Type: Farm Utility Building
 Plan: Simple-Rectangular
 Structural System: Wood Frame
 No. of Stories: One

Cladding (Exterior Wall Surfaces)

Log
 Horizontal Wood Siding
 Rustic/Drop
 Clapboard
 Wood Shingle
 Board and Batten
 Vertical Board
 Asbestos/Asphalt
 Brick
 Stone
 Stucco
 Terra Cotta
 Concrete/Concrete Block
 Vinyl Aluminum Siding
 Metal (specify) _____
 Other (specify) _____

INTEGRITY (include detailed description in Description of Physical Appearance)

Changes to plan	<input checked="" type="checkbox"/>
Changes to windows	<input checked="" type="checkbox"/>
Changes to original cladding	<input checked="" type="checkbox"/>
Changes to interior	<input checked="" type="checkbox"/>
Other (specify)	

NARRATIVE SECTION

Architecture/Landscape Architecture	<input checked="" type="checkbox"/>
Arts	<input type="checkbox"/>
Commerce	<input type="checkbox"/>
Communications	<input type="checkbox"/>
Community Planning/Development	<input type="checkbox"/>

Statement of Significance

Date of Construction: ca. 1950

In the opinion of the surveyor, this property appears to meet the criteria of the National Register of Historic Places
 In the opinion of the surveyor, this property is located in a potential historic district (National and/or local).

The Howell/Ernquist Farm Outbuilding, constructed around 1950, is a vernacular agricultural building with minimal architectural detail. The building is associated with the Howell Log Cabin, the home of Sarah Howell, who helped establish the Howell Family Dairy around 1930. The Howell/Ernquist Farm Outbuilding is not associated with the Howell Dairy and appears to be a chicken house later converted for use as a workshop. The Howell/Ernquist Farm Outbuilding is not associated with broad patterns of local history, is not a distinctive example of farm architecture, and is not associated with a historic person. Therefore, the Howell/Ernquist Farm Outbuilding is not eligible for listing on the National Register of Historic Places.

Description of Physical Appearance; Historic Overview

The Howell/Ernquist Farm Outbuilding, with an estimated construction date of 1950, is a gable roof, one-story, simple-rectangular plan building with a shake roof. The building has flush, vertical board siding and lacks architectural ornament. The south elevation has two plywood doors that suggest the building may have been divided lengthwise, probably for raising chickens and other poultry. Exposed rafter ends and symmetrical window placement on each of the four elevations convey a minimal expression of architectural discipline within the vernacular building style. The north elevation has two, two-over-two, wood frame windows with hopper sash operation. The east and west elevations each have four windows, each one consisting of two, six-light sashes with wooden frames.

The Howell/Ernquist Farm Outbuilding is associated with the Howell Log Cabin, which is located approximately 50 feet to the south. The Howell Log Cabin, built in 1935, was owned by Sarah Howell, who owned the Howell Dairy (Stan Berry, personal communication 2003). Most of the Howell Dairy operations, including grazing lands for the dairy herds, were west of SR 9 opposite the Howell Log Cabin and Howell/Ernquist Farm Outbuilding. The Howell/Ernquist Farm Outbuilding is on property formerly owned by the Howell Family. Anthony Howell Sr., the Howell family patriarch, was a Welsh immigrant, who came to the United States in 1880 (Hollywood Hills Elementary 1989:34; United States Census 1900). His daughter-in-law, Sarah Howell, helped established the Howell Dairy Farm that was operated opposite of the Howell/Ernquist Farm Outbuilding on the west side of SR 9 (Stan Berry, personal communication 2003). The Howell/Ernquist Farm Outbuilding appears to be a chicken house built to provide eggs and poultry for domestic use and probably limited retail and/or wholesale distribution and was not associated with early dairy operations.

The Howell/Ernquist Farm Outbuilding is between the historic communities of Grace and Yew (Anderson Map Company 1910; Metsker 1942). Yew, now known as Maltby, and Grace were former railroad stops along the Northern Pacific Railroad line, constructed as the Seattle, Lakeshore and Eastern Railroad in the late 1880s (Anderson Map Company 1910, Freeman et al. 1993:2; Mann 1994; Stickney and McDonald 1977:187). The first major industries in Grace and Maltby were logging and lumbering with shingle mills the major employer. As immigrants came to the area by rail, farms were established on cutover lands. The Howell/Ernquist Farm Outbuilding is on property formerly owned by the Howell Family. Anthony Howell Sr., the Howell family patriarch, was a Welsh immigrant, who came to the United States in 1880 (Hollywood Hills Elementary 1989:34; United States Census 1900). His daughter-in-law, Sarah Howell, helped established the Howell Dairy Farm that was operated opposite of the Howell/Ernquist Farm Outbuilding on the west side of SR 9 (Stan Berry, personal communication 2003). The Howell/Ernquist Farm Outbuilding appears to be a chicken house built to provide eggs and poultry for domestic use and probably limited retail and/or wholesale distribution and was not associated with early dairy operations.

Vernacular House Types
<input type="checkbox"/> Gable front
<input type="checkbox"/> Gable front and wing
<input type="checkbox"/> Side gable

Gross gable
Pyramidal/Hipped
Other (specify)

Politics/Government/Law
<input type="checkbox"/> Religion
<input type="checkbox"/> Science & Engineering
<input type="checkbox"/> Social Movements/Organizations
<input type="checkbox"/> Transportation
<input type="checkbox"/> Other (specify) _____
Study Unit Sub-Theme(s) (specify)

Conservation
<input type="checkbox"/> Education
<input type="checkbox"/> Entertainment/Recreation
<input type="checkbox"/> Ethnic Heritage (specify)
<input type="checkbox"/> Health/Medicine
<input type="checkbox"/> Manufacturing/Industry
<input type="checkbox"/> Military

Major Bibliographic References

Anderson Map Company
1910 *Atlas of Snohomish County*. Anderson Map Company, Seattle.

Berry, Stan
2003 Personal Communication. Telephone conversation with Stan Berry, longtime Woodinville resident, 11 June.

Freeman, Suzi, Gloria Kraft, and Linda Packard
1993 *Village in the Woods: Woodinville's Early Days*. Peanut Butter Publishing, Seattle.

Hollywood Hills Elementary
1989 *A Glimpse of Woodinville*. Hollywood Hills Elementary, Woodinville, Washington.

Mann, Elsie
1994 Grace Tidbits. Letter from Elsie Mann, Grace Historian, Woodinville, Washington to Louise Lindgren, Senior Planner, Historic Preservation, Snohomish County Planning Department, 10 June. On file at Snohomish County Planning Department, Everett, Washington.

Metsker, Charles
1942 *Meisker's Atlas of Snohomish County*. Metsker Map Company, Seattle

Snohomish County Assessor
1999 Assessor Card for Fitzpatrick/Fitzpatrick Partnership Shed. Tax Account No. 3427051-027-0001, 23421 SR 9 SE, Woodinville, Washington. On file at the Snohomish County Assessor, Everett, Washington.

Social Security Administration
1980 Social Security Death Records for Eric and Sarah Ernquist. On file at www.ancestry.com

Stickney, Amy E. and Lucile McDonald
1977 *Squak Slough 1870-1920*. Friends of the Bothell Library, Bothell, Washington.

United States Department of the Census
1900 Twelfth Census of the United States, Bear Creek Precinct, Snohomish County, Washington. On microfilm at the Seattle Public Library, Seattle.
1930 Fourteenth Census of the United States, Bear Creek Precinct, Snohomish County, Washington. On microfilm at the Seattle Public Library, Seattle.

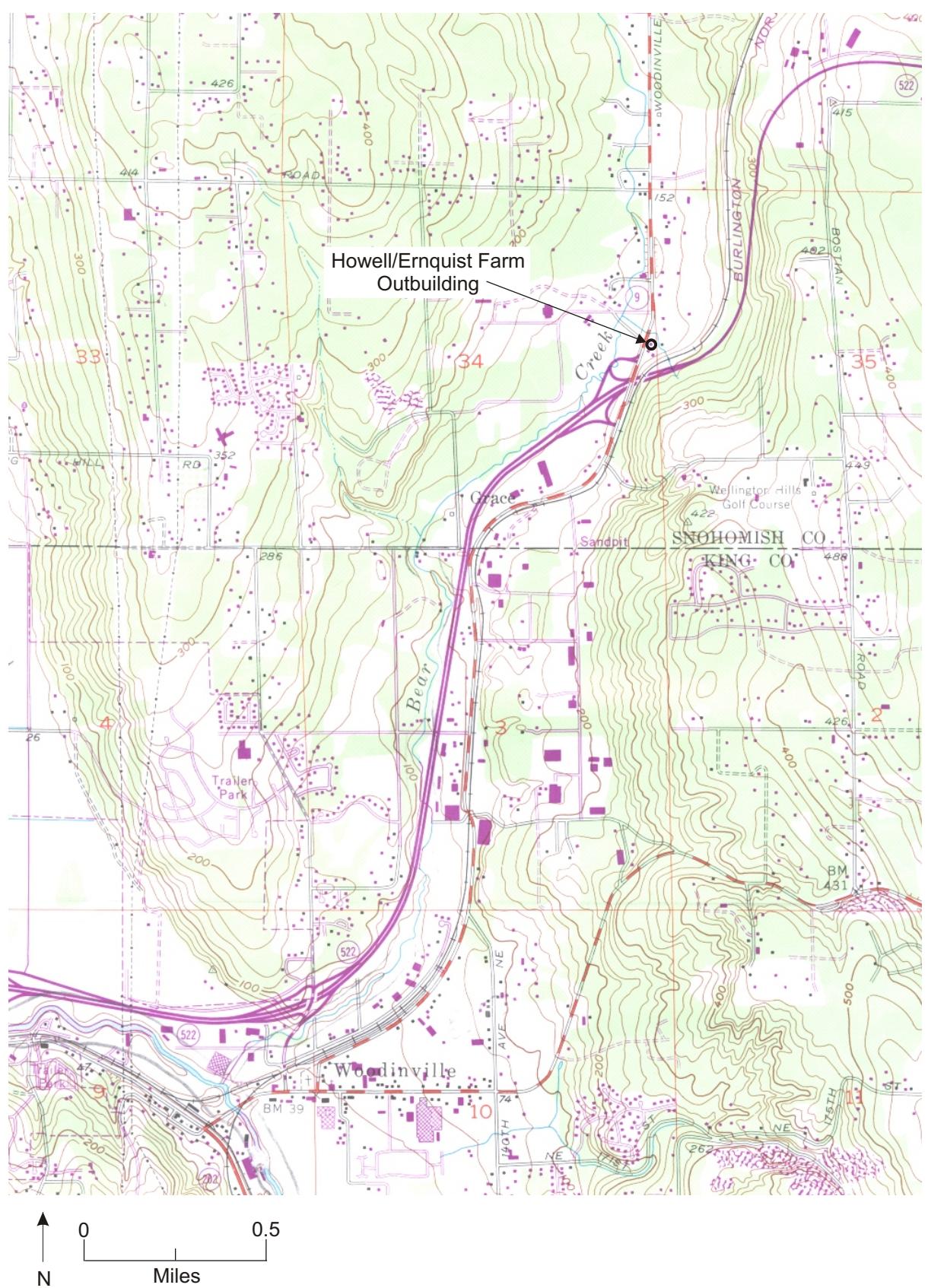


Figure 1. Location of Howell/Ernquist Farm Outbuilding.



Figure 2. North and west elevations of Howell/Ernquist Farm Outbuilding.



Figure 3. South elevation of Howell/Ernquist Farm Outbuilding.

HISTORIC PROPERTY INVENTORY FORM

State of Washington, Department of Community, Trade & Economic Development
Office of Archaeology and Historic Preservation
1063 S. Capitol Way, Suite 106, Post Office Box 48343
Olympia, Washington 98504-8343 (360) 586-3065

IDENTIFICATION SECTION

Field Site No. **R9-01** OAHP No.: _____

Site Name: **Historic: Howell Log Cabin**

Comment: _____

Field Recorder: **Leonard A. Forsman and Yonara Carrillo, Larson Anthropological Archaeological Services Limited**

Owner's Name: **Fitzpatrick/Fitzpatrick Partnership**

Address: **16107 161st Avenue Northeast**

City/State/Zip Code: **Woodinville, WA 98072**

Status

- Survey/Inventory
- National Register
- Washington Heritage Register
- Determined Eligible (NR and/or WHR)
- Determined Not Eligible (NR)
- Other (HAER, HAER, NHL)
- Local Designation (SCRHP)

Date Recorded: April 11, 2003

LOCATION SECTION

Address: **23421 SR 9 Southeast**
 City/Town/County/Zip Code: **Woodinville, Snohomish County, Washington 98072**
 Township: **27 North** Range: **5 East** Section: **34** 1/4 Section: **Northwest**
 Tax No./Parcel No.: **322305-9071** Acreage: **1.23 ac.**
 Quadrangle or map name: **7 x 15 Bothell Quadrangle 1983**
 UTM References: **Easting: 564,300** Northing: **5,292,440**

PHOTOGRAPHY

Photography Neg. No.: _____

(Roll No. & Frame No.): **01-40, 42**

View facing south and view facing north

Date: **04-11-03**

Classification: District: _____ Site: _____ Building: X Structure: _____ Object: _____

District Status: **_NR _SR _LR _INV**

Contributing: **—** Non-Contributing: **—**

District/Thematic Nomination: _____

DESCRIPTION SECTION

Materials & Features/Structural Types

Building (Structure) Type: House

Plan: Simple

Structural System: Wood Frame

No. of Stories: One

Cladding (Exterior Wall Surfaces)

Log

Horizontal Wood Siding

Rustic/Drop

Clapboard

Wood Shingle

Board and Batten

Vertical Board

Asbestos/Asphalt

Brick

Stone

Stucco

Terra Cotta

Concrete/Concrete Block

Vinyl Aluminum Siding

Metal (specify) _____

Other (specify) _____

Roof Type

Gable

Flat

Monitor

Gambrel

Shed

Hip
 Pyramidal
 Other (specify): _____

Roof Material

Wood Shingle

Wood Shake

Composition

Slate

Tar/Built-Up

Tile

Metal (Aluminum)

Other (specify) _____

Not visible

Greek Revival
 Gothic Revival
 Italianate
 Second Empire
 Romanesque Revival
 Stick Style
 Queen Anne
 Shingle Style
 Colonial Revival
 Beaux Arts/Neoclassical
 Chicago/Commercial Style
 American Foursquare
 Mission Revival

Tudor Revival
 Craftsman/Arts & Crafts
 Bungalow
 Prairie Style
 Art Deco/Art Modern
 Rustic Style
 International Style
 Northwest Style
 Commercial Vernacular
 Residential Vernacular (see below)
 Other (specify): _____

INTEGRITY (include detailed description in Description of Physical Appearance)

Changes to plan	<input type="checkbox"/>
Changes to windows	<input checked="" type="checkbox"/>
Changes to original cladding	<input checked="" type="checkbox"/>
Changes to interior	<input type="checkbox"/>
Other (specify) Porch partially enclosed	<input type="checkbox"/>

NARRATIVE SECTION

Study Unit Themes (check one or more of the following)
<input checked="" type="checkbox"/> Agriculture
<input type="checkbox"/> Architecture/Landscape Architecture
<input type="checkbox"/> Arts
<input type="checkbox"/> Commerce
<input type="checkbox"/> Communications
<input type="checkbox"/> Community Planning/Development

Statement of Significance

Date of Construction: 1935

In the opinion of the surveyor, this property appears to meet the criteria of the National Register of Historic Places
 In the opinion of the surveyor, this property is located in a potential historic district (National and/or local).

The Howell Log Cabin is an example of log cabin architecture, a common American vernacular construction technique in the Snohomish/King County farm country in 1935. The building reflects post-Depression era building styles, which emphasized thrift and utility, as demonstrated by the builder's use of logs cleared from the owner's property. The Howell Log Cabin was remodeled in 1967, but its exterior retains physical integrity. The building lacks integrity of setting due to extensive development of the former farm pasture areas through construction of wrecking yards and auto sales lots. This commercial development was inspired by the construction of State Route 522, which runs approximately 400 feet south of the Howell Log Cabin. The Howell Log Cabin is not associated with broad patterns of local history, is not a distinctive example of domestic architecture, is not associated with a historic person and lacks integrity of setting and is therefore, not eligible for listing in the National Register of Historic Places, the Washington Heritage Register or Snohomish County Historic Register of Historic Places.

Description of Physical Appearance; Historic Overview

The Howell Log Cabin is a one-story, gable front log cabin at the southwest corner of the intersection of State Route 9 (Woodinville-Snohomish Road) and State Route 522 in Woodinville, Snohomish County, Washington. The Howell Log Cabin, built in 1935, was constructed from logs cleared from their dairy farm (Hollywood Hills Elementary 1989:34; United States Department of the Census 1930).

The west (front) elevation has two windows, a door and a full-width, shed-roofed front porch with a wooden screen enclosure and square pier supports. The wooden screen porch enclosure is a recent modification to the porch, which was formerly unenclosed (Snohomish County Assessor 1972). The front elevation has two windows, both paired four-over-four, wood frame windows, that flank the front door. The north (side) elevation has three windows: a paired four-over-four wood frame window and a six-light window on the west side of a side door and another paired four-over-four wood frame window on the east side of the side door. The south (side) elevation has two paired four-over-frame windows flanking a fifteen-light, glazed window door. The log cabin corners are saddle-notched. The Howell Log Cabin was remodeled in 1967, however, pre-1972 photographs were not available to determine the extent of exterior alterations. The front porch may have been part of the remodel, and the roof is metal and a recent addition. A small shed, built in 1960 and converted to a rental dwelling, stands northwest of the Howell Log Cabin. An outbuilding, built around the 1930s is north of the Howell Log Cabin.

The Howell Log Cabin is part of the community of Grace, a small settlement along the north side of the King and Snohomish County boundary line. Grace was best known for its railroad "flag stop," its large shingle mill, store and post office (Anderson Map Company 1910; Freeman et al. 1993:2; Mann 1994; Stickney and McDonald 1977:87). The building is also near the town of Maltby, formerly known as Yew (Lewarch et al. 2002:109). Anthony Howell, a Welsh immigrant, and his wife Mary, came to the United States in 1880, later settling in the Little Bear Creek vicinity (Hollywood Hill Elementary 1989:34; United States Department of the Census 1900). The Howells and their son Anthony Jr. established a dairy farm on the Howell Log Cabin property in the 1910s or 1920s (Hollywood Hill Elementary 1989:34; Metsker 1927; United States Department of the Census 1930). Anthony Howell, Jr. married his wife Sarah in 1911 (United States Department of the Census 1930). After Anthony Howell Jr. passed away in the mid-1930s while working on Grand Coulee Dam (Stan Berry, personal communication 2003), Sarah Howell married Eric Ernquist who built the Howell Log Cabin for her in 1935 (Elsie Mann, personal communication 1980). Eric Ernquist and Sarah Howell later married. In 1980, Eric Ernquist killed his wife Sarah and himself (Elsie Mann, personal communication 2003). The log cabin, built in 1935, was constructed from logs cleared from their property, which consisted of 160 acres in 1927 and 80 acres in 1942 (Metsker 1927, 1942). The log cabin was built in the extreme southeast corner of the Howell property, on the west side of SR 9, an early thoroughfare established in the early 1900s, and the Northern Pacific Railroad line, constructed as the Seattle, Lakeshore and Eastern Railroad in the late 1880s (Anderson Map Company 1910; Robertson 1995:265-266; Stickney and McDonald 1977:55). The log cabin appears to have been placed along the roadside for convenient transportation access and separation from dairy grazing areas.

Vernacular House Types	<input type="checkbox"/> Gross gable
	<input type="checkbox"/> Pyramidal/Hipped
	<input type="checkbox"/> Other (specify) _____

Study Unit Sub-Theme(s) (specify)	<input type="checkbox"/> Politics/Government/Law
	<input type="checkbox"/> Religion
	<input type="checkbox"/> Science & Engineering
	<input type="checkbox"/> Social Movements/Organizations
	<input type="checkbox"/> Transportation
	<input type="checkbox"/> Other (specify) _____

Study Unit Sub-Theme(s) (specify)	<input type="checkbox"/> Conservation
	<input type="checkbox"/> Education
	<input type="checkbox"/> Entertainment/Recreation
	<input type="checkbox"/> Ethnic Heritage (specify)
	<input type="checkbox"/> Health/Medicine
	<input type="checkbox"/> Manufacturing/Industry
	<input type="checkbox"/> Military

Major Bibliographic References

Anderson Map Company
1910 *Atlas of Snohomish County*. Anderson Map Company, Seattle.

Berry, Stan
2003 Personal Communication. Telephone conversation with Stan Berry, longtime Woodinville resident, 11 June.

Freeman, Suzi, Gloria Kraft, and Linda Packard
1993 *Village in the Woods: Woodinville's Early Days*. Peanut Butter Publishing, Seattle.

Hollywood Hills Elementary
1989 *A Glimpse of Woodinville*. Hollywood Hills Elementary, Woodinville, Washington.

Lewarch, Dennis E, Leonard A. Forsman, David R. Iversen, Kurt W. Roedel, Kate A. Shanty, and Lynn L. Larson
2002 *Cultural Resources Assessment Brightwater Treatment Facility and Conveyance System*. Larson Anthropological Archaeological Services Limited, Gig Harbor, Washington. Submitted to King County Department of Natural Resources, Seattle.

Mann, Elsie
1994 Grace Tidbits. Letter from Elsie Mann, Grace Historian, Woodinville, Washington to Louise Lindgren, Senior Planner, Historic Preservation, Snohomish County Planning Department, 10 June. On file at Snohomish County Planning Department, Everett, Washington.

2003 Personal Communication. Elsie Mann, historian, telephone conversation with Leonard Forsman, Archaeologist, Larson Anthropological Archaeological Services Limited, Gig Harbor, Washington, June 5.

Metsker, Charles
1927 *Metsker's Atlas of Snohomish County*. Metsker Map Company, Seattle.

1942 *Metsker's Atlas of Snohomish County*. Metsker Map Company, Seattle

Robertson, Donald B.

1995 *Encyclopedia of Western Railroad History, Volume III, Oregon-Washington*. Caxton Printers, Caldwell, Idaho.

Snohomish County Assessor
1972 Assessor Card for Fitzpatrick/Fitzpatrick Partnership House. Tax Account No. 342705-1-027-0001, 23421 SR 9 SE, Woodinville, Washington. On file at the Snohomish County Assessor, Everett, Washington.

Social Security Administration
1980 Social Security Death Records for Eric and Sarah Ernquist. On file at www.ancestry.com.

Stickney, Amy E. and Lucile McDonald
1977 *Squak Slough 1870-1920*. Friends of the Bothell Library, Bothell, Washington.

United States Department of the Census
1900 *Twelfth Census of the United States, Bear Creek Precinct, Snohomish County, Washington*. On microfilm at the Seattle Public Library, Seattle.
1930 *Fifteenth Census of the United States, Bear Creek Precinct, Snohomish County, Washington*. On microfilm at the Seattle Public Library, Seattle.

United States Geological Survey
1981 *Bothell Quadrangle, Washington, 7.5 Minute Series*. United States Geological Survey, Denver, Colorado.

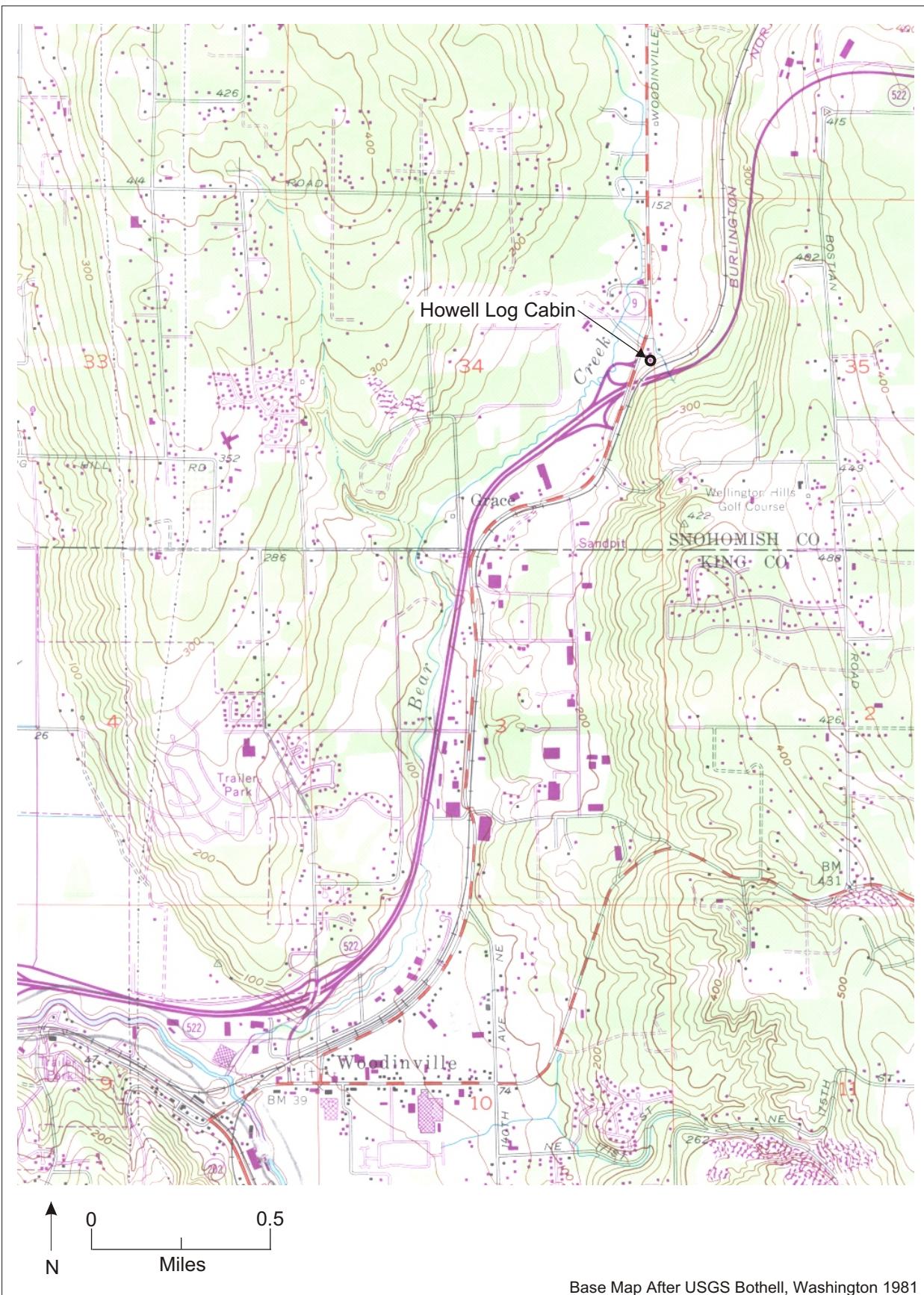


Figure 1. Location of Howell Log Cabin.



Figure 2. Howell Log Cabin south elevation.



Figure 3. Howell Log Cabin north elevation.

HISTORIC PROPERTY INVENTORY FORM

State of Washington, Department of Community, Trade & Economic Development
Office of Archaeology and Historic Preservation
1063 S. Capitol Way, Suite 106, Post Office Box 48343
Olympia, Washington 98504-8343 (360) 586-3065

IDENTIFICATION SECTION		OAHP No.:		Date Recorded:
Field Site No. R9-03	Site Name Historic:			April 1 2,003
Common: Wild West Classic Mustang Ranch				
Field Recorder: Leonard A. Forsman and Yonara Carrilho, Larson Anthropological Archaeological Services Limited				
Owner's Name: Lincoln Investments LLC				
Address: 19235 NE 149 th Street				
City/State/Zip Code: Woodinville, WA 98072				
Status				
<input checked="" type="checkbox"/>	Survey/Inventory			
<input type="checkbox"/>	National Register			
Washington Heritage Register				
Determined Eligible (NR and/or WHR)				
Determined Not Eligible (NR)				
Other (HABS, HAER, NHL)				
Local Designation (SCRHP)				
Classification:		District:	Site:	Building: X
District Status —		NR	SR	LR
Contributing —		INV		
Non-Contributing —				
District/Thematic Nomination:				
DESCRIPTION SECTION				
Materials & Features/Structural Types				
Building (Structure) Type: Commercial (Converted Dwelling)				
Plan: Square				
Structural System: Wood Frame				
No. of Stories: Two				
Cladding (Exterior Wall Surfaces)				
<input type="checkbox"/>	Log			
<input checked="" type="checkbox"/>	Horizontal Wood Siding			
<input type="checkbox"/>	Rustic/Drop			
<input checked="" type="checkbox"/>	Clapboard			
<input type="checkbox"/>	Wood Shingle			
<input type="checkbox"/>	Board and Batten			
<input type="checkbox"/>	Vertical Board			
<input type="checkbox"/>	Asbestos/Asphalt			
<input type="checkbox"/>	Brick			
<input type="checkbox"/>	Stone			
<input type="checkbox"/>	Stucco			
<input type="checkbox"/>	Terra Cotta			
<input type="checkbox"/>	Concrete/Concrete Block			
<input type="checkbox"/>	Vinyl Aluminum Siding			
Metal (specify) _____				
Other (specify) _____				
LOCATION SECTION				
Address: 22909 SR 9 Southeast				
City/Town/County/Zip Code: Woodinville, Snohomish County, Washington 98072				
Township: 27 North Range: 5 East Section: 35 1/4 Section: Northwest				
Tax No./Parcel No.: 27053500200300 Acreage: 2.31 ac.				
Quadrangle or map name: 7 x 15 Bothell Quadrangle 1983				
UTM References				
Easting: 564,450 Northing: 5,293,040				
Plat/Block/Lot:				
Supplemental Map(s):				
PHOTOGRAPHY				
Photography Neg. No.:				
(Roll No. & Frame No.): 01-35, 44				
View facing east and view facing west				
Date: 04-11-03				
Roof Type				
<input checked="" type="checkbox"/>	Gable			
<input type="checkbox"/>	Hip			
<input type="checkbox"/>	Pyramidal			
<input type="checkbox"/>	Other (specify): _____			
High Styles/Forms (check one or more of the following)				
<input type="checkbox"/>	Spanish Colonial Revival/Mediterranean			
<input type="checkbox"/>	Tudor Revival			
<input type="checkbox"/>	Craftsman/Arts & Crafts	<input checked="" type="checkbox"/>		
<input type="checkbox"/>	Bungalow			
<input type="checkbox"/>	Prairie Style			
<input type="checkbox"/>	Art Deco/Art Modern			
<input type="checkbox"/>	Rustic Style			
<input type="checkbox"/>	International Style			
<input type="checkbox"/>	Northwest Style			
<input type="checkbox"/>	Commercial Vernacular			
<input type="checkbox"/>	Residential Vernacular (see below)			
<input type="checkbox"/>	Other (specify): _____			
Roof Material				
<input type="checkbox"/>	Wood Shingle			
<input type="checkbox"/>	Wood Shake			
<input checked="" type="checkbox"/>	Composition			
<input type="checkbox"/>	Slate			
<input type="checkbox"/>	Tar/Built-Up			
<input type="checkbox"/>	Tile			
<input type="checkbox"/>	Metal (specify) _____			
<input type="checkbox"/>	Other (specify) _____			
<input type="checkbox"/>	Not visible			
Foundation				
<input type="checkbox"/>	Log			
<input checked="" type="checkbox"/>	Post & Pier			
<input type="checkbox"/>	Stone			
<input type="checkbox"/>	Brick			
<input type="checkbox"/>	Concrete			
<input type="checkbox"/>	Block			
<input type="checkbox"/>	Poured			
<input type="checkbox"/>	Other (specify) _____			
<input type="checkbox"/>	Not visible			

INTEGRITY (include detailed description in Description of Physical Appearance)

Changes to plan	Intact
Changes to windows	X
Changes to original cladding	X
Changes to interior	X
Other (specify) Shed addition appears recent	

NARRATIVE SECTION

Agriculture	<input checked="" type="checkbox"/>
Architecture/Landscape Architecture	<input type="checkbox"/>
Arts	<input type="checkbox"/>
Commerce	<input type="checkbox"/>
Communications	<input type="checkbox"/>
Community Planning/Development	<input type="checkbox"/>

Statement of Significance

Date of Construction: 1924

In the opinion of the surveyor, this property appears to meet the criteria of the National Register of Historic Places
 In the opinion of the surveyor, this property is located in a potential historic district (National and/or local).

The Wild West Classic Mustang Ranch, built in 1924 by farmer Curtis Paine for his wife Agnes, is a sturdy example of farmhouse architecture in pre-Depression Snohomish County. The house has understated Craftsman architectural influences emphasized by large shed roof dormers and triangular knee braces. Agnes Paine was a longtime resident of Little Bear Creek and widow to two of the area's early residents and farmers. Her third husband Curtis Paine built the house for Agnes on their 30-acre farm. The Wild West Classic Mustang Ranch does not appear to retain integrity of setting since the former pastures surrounding the building have been developed for the automobile wrecking yard. However, the Wild West Classic Mustang Ranch has significant and important associations with the agricultural development of southern Snohomish County, retains integrity of location, design and workmanship, and reflects elements of Snohomish County's social and economic history. Therefore, the building meets the criteria for listing in the Washington Heritage Register and the National Register of Historic Places, the Washington Heritage Register and the Snohomish County Assessor 1990.

Description of Physical Appearance; Historic Overview

The Wild West Mustang Building is a front gable, Craftsman-style house currently used as an office for sales of used automobiles and automobile parts. The Wild West Mustang Building has a one story, front porch with squared piers that is open and wrapped around the building's south side. The porch is connected to an entry porch with an overhanging gable roof and concrete/cobble aggregate stairway. The north and south roof slopes have large shed roof dormers extending from the ridge board nearly to the roof-wall junction. The west (front) elevation has a centered, front porch entry and at least one multi-light, first story window with wooden muntins. The second story of the west (front) elevation has two multi-light windows with wooden muntins flanking a centrally positioned single hung window. There are triangular knee braces on the eaves of the of the west (front) and east (rear) elevations and on the walls of the dormers. The east (rear) elevation has at least three windows, two or more single hung windows on the first floor and an eight-light window with a wooden muntin on the second floor. Two small storage shed extensions are on the rear of the building, which appear to be later additions to the original structure. A barn, a wood shed and two storage sheds are in the rear of the house (Snohomish County Assessor 1990). The barn and sheds, used for storage for parts and equipment for the wrecking yard, appear to be associated with the original building.

Curtis Paine built the Wild West Mustang Building for his wife, Agnes Priestley Paine, in 1924 (Elsie Mann, personal communication 2003). Agnes Paine, born in 1869, was a widow to George Suttles and E.J. Draper when she married Curtis Paine, born in 1856, in 1910 (United States Department of the Census 1930). Curtis Paine was a farmer originally from Oregon, while Agnes Paine immigrated from Scotland in 1889 (United States Department of the Census 1910, 1930). Agnes Paine's first husband, George Suttles, owned forty acres that encompassed the Wild West Mustang Building (Anderson Map Company 1910). Agnes Priestley Paine's second husband, Canadian engineer and farmer E.J. Draper, owned property approximately 0.25 miles south of the Wild West Mustang Building (United States Department of the Census 1900, 1910). Agnes Paine raised fruit on this land south of the Wild West Mustang Building in 1910 (United States Department of the Census 1930). Agnes and Curtis Paine operated a thirty-acre farm on the Wild West Mustang Building property in 1930 (Meisker 1927; United States Department of the Census 1930).

The Wild West Mustang Building is between the early communities of Grace and Yew, now known as Maltby. Grace and Maltby were primarily mill towns that grew up along the tracks of the Northern Pacific Railroad line, constructed as the Seattle, Lakeshore and Eastern Railroad in the late 1880s (Anderson Map Company 1910; Robertson 1995:265-266; Stickney and McDonald 1977:55). The railroads brought settlers to the Little Bear Creek area, who established dairy farms and fruit orchards on logged-off lands in the Little Bear Creek floodplain. The Little Bear Creek area remained in agricultural use through the 1960s; afterwards, many Little Bear Creek area farms were replaced with housing and commercial developments in response to regional population growth.

Vernacular House Types

Gross gable	<input type="checkbox"/>
Pyramidal/Hipped	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/>

Politics/Government/Law	<input type="checkbox"/>
Religion	<input type="checkbox"/>
Science & Engineering	<input type="checkbox"/>
Social Movements/Organizations	<input type="checkbox"/>
Transportation	<input type="checkbox"/>
Other (specify) _____	<input type="checkbox"/>
Study Unit Sub-Theme(s) (specify)	<input type="checkbox"/>

Conservation	<input type="checkbox"/>
Education	<input type="checkbox"/>
Entertainment/Recreation	<input type="checkbox"/>
Ethnic Heritage (specify)	<input type="checkbox"/>
Health/Medicine	<input type="checkbox"/>
Manufacturing/Industry	<input type="checkbox"/>
Military	<input type="checkbox"/>

Architect/Engineer/Builder: Curtis Paine (Builder)
 In the opinion of the surveyor, this property is located in a potential historic district (National and/or local).

Major Bibliographic References

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1910 *Atlas of Snohomish County*. Anderson Map Company, Seattle.
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2003 Personal Communication. Elsie Mann, historian, telephone conversation with Leonard Forsman, Archaeologist, Larson Anthropological Archaeological Services Limited, Gig Harbor, Washington, June 5.
- Metzker, Charles
1927 *Metzker's Atlas of Snohomish County*. Metzker Map Company, Seattle.
- Robertson, Donald B.
1995 *Encyclopedia of Western Railroad History, Volume III, Oregon-Washington*. Caxton Printers, Caldwell, Idaho.
- Snohomish County Assessor
1990 Assessor Card for Lincoln Investments Building. Tax Account No. 270535-0-020-0300, 22909 SR 9 SE, Woodinville, Washington. On file at the Snohomish County Assessor, Everett, Washington.
- Stickney, Amy E. and Lucile McDonald
1977 *Squak Slough 1870-1920*. Friends of the Bothell Library, Bothell, Washington.
- United States Department of the Census
1900 Twelfth Census of the United States, Bear Creek Precinct, Snohomish County, Washington. On microfilm at the Seattle Public Library, Seattle.
- 1910 *Thirteenth Census of the United States, Bear Creek Precinct, Snohomish County, Washington*. On microfilm at the Seattle Public Library, Seattle.
- 1930 *Fifteenth Census of the United States, Bear Creek Precinct, Snohomish County, Washington*. On microfilm at the Seattle Public Library, Seattle.

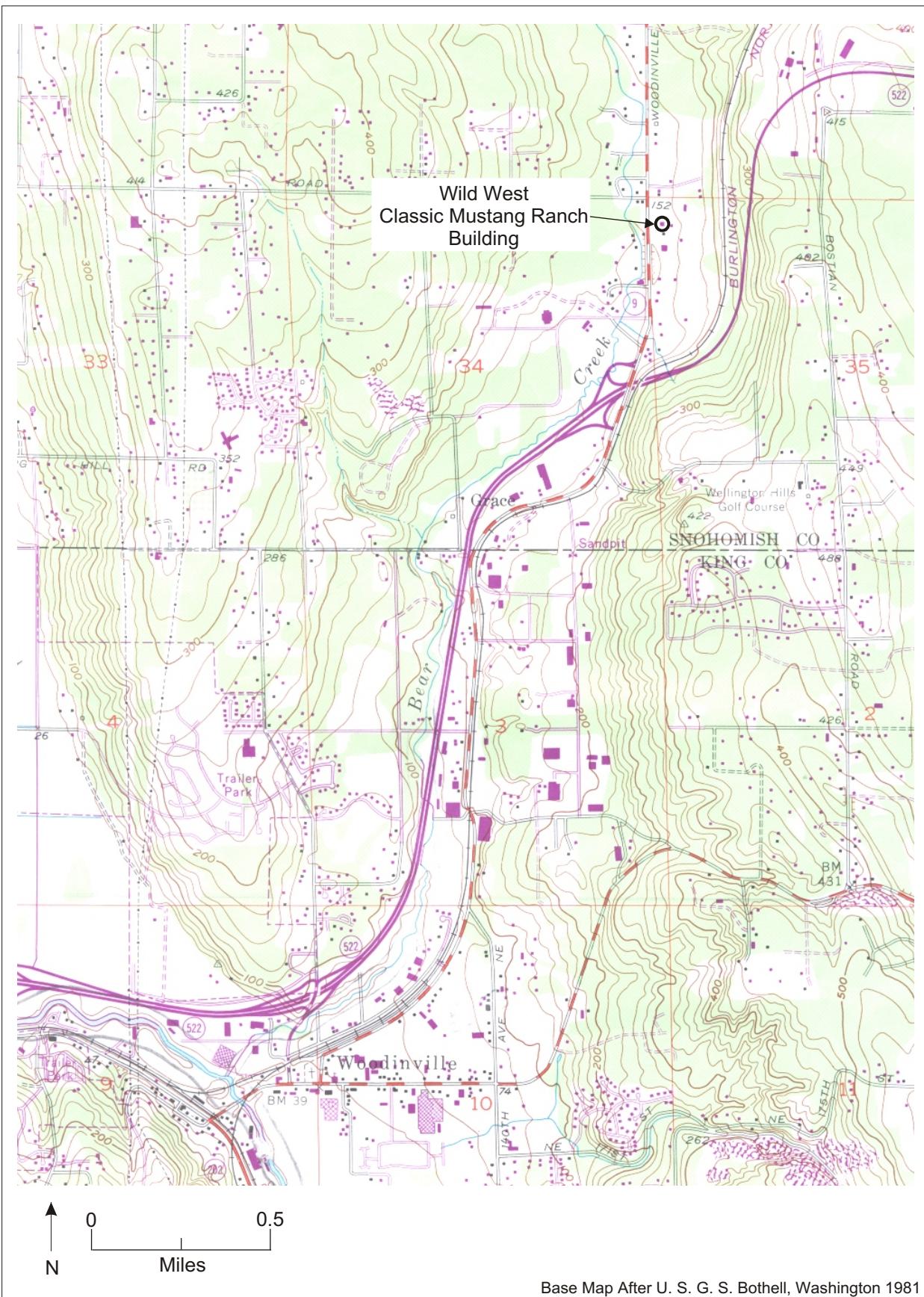




Figure 2. Wild West Classic Mustang Ranch Building, west elevation.



Figure 3. Wild West Classic Mustang Ranch Building, east elevation.



June 16, 2003

Louise Lindgren
Senior Planner
Historic Preservation
Snohomish County Planning and Development Services
M/S #604
3000 Rockefeller Avenue
Everett, WA 98201

Subject: Brightwater Regional Wastewater Treatment System Historic Buildings Survey

Dear Ms. Lindgren:

Please find the enclosed inventory forms for the J. Wallen House (1-127E) and J. Wallen Barn (2-127E) prepared during the City of Bothell Historic Resources Inventory in 1988 (City of Bothell 1995). During our windshield survey of the Brightwater primary portal siting area tracts, we confirmed that the J. Wallen House (1-127E) is within one of the primary portal siting area tracts (Figure 1). The J. Wallen Barn (2-127E) has been extensively renovated and is now known as the Whole Earth Montessori School at 2930 228th Street S.E., Bothell, Snohomish County, Washington (Rob Garwood, personal communication 2003). I have prepared the following eligibility opinion for the J. Wallen House (1-127E) and J. Wallen Barn for your review, as discussed in earlier correspondence.

The J. Wallen House (1-127E), at 2908 228th Street S.E., Bothell, Snohomish County, Washington, was originally inventoried by Dorcy (1988a) during the City of Bothell (1995) Historic Resources Inventory. Dorcy (1988a) noted that the J. Wallen House was on property owned by J. Wallen according to land ownership maps (Metsker 1926, 1947). A search of the 1930 census records showed that the owner was probably a Norwegian immigrant carpenter named John E. Wollan, who lived with his wife Riva, also a Norwegian immigrant, and their native born son (United States Department of the Census 1930). Dorcy (1988a) indicated that the J. Wallen House (1-127E) was built before 1936 based on aerial photographs, while Snohomish County Assessor (2003) Records indicate a 1944 construction date.

The Wallen House (1-127E) is a side-gable vernacular house type with a front entry porch that shares a roof with a small wing that extends from the front room. The front porch appears to have formerly been an open partial-width porch that was later appropriated by the wing that was probably constructed to expand the interior living space. The extension of the porch roof from the main roof line was a common architectural feature of small houses in the 1920s (Smith

Page 2

Ms. Louise Lindgren
June 16, 2003

1990:115, 142, 176), suggesting an earlier construction date than indicated in the assessor records. Dorcy (1988a) noted that the J. Wallen House (1-127E) had new vertical board siding and a new front window. The exterior of the J. Wallen House (1-127E) has not been noticeably altered since it was inventoried in 1988.

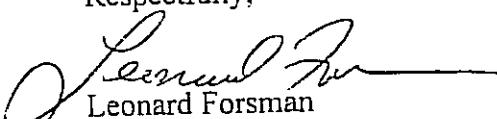
The Wallen Barn (2-127E) has been extensively renovated for conversion into a Montessori school. In 1988, Dorcy (1988b) noted that the barn had new doors and that much of its original wall cladding had been replaced. The gambrel roof form became a popular feature in local barn construction in the 1910s, replacing the gable roof form in response to the need for greater hay storage capacity on local farms (Lentz 2000). In 1930, the property owner, John E. Wollan was employed as a carpenter and stated that he did not live on a farm, suggesting that the barn was built after 1930. Mr. Wollan may have established a dairy farm on his property after 1930 (United States Department of the Census 1930).

The Wallen House (1-127E) is associated with a Norwegian couple that immigrated to the United States around 1910 (United States Department of the Census 1930). Scandinavian immigration to the Bothell area began in the 1880s after completion of the transcontinental railroad to Puget Sound (Forsbladd 2002:133). The Wallen House (1-127E) does not possess architectural details that reflect the ethnicity of its owners and probable occupants and lacks physical integrity because of changes to windows, replacement of original wall cladding and probable alterations to the front porch. In our opinion, the Wallen House (1-127E) is not eligible for listing on the National Register of Historic Places (NRHP), Washington Heritage Register (WHR), the Snohomish County Historic Resources Inventory (SCHRI), or the Bothell Register of Historic Landmarks (BRHL).

The Wallen Barn (2-127E) is also associated with the Wollan family, who owned the property in 1926 and 1947 (Metsker 1926, 1947). The Wallen Barn (2-127E) has been extensively renovated for use as a Montessori School and lacks physical integrity. In our opinion, the Wallen Barn is not eligible for listing on the NRHP, WHR, the SCHRI or the BRHL.

Thank you for your assistance and please call me at (253) 858-1411 or e-mail at lforsman.laas@attglobal.net if you have any questions. I will call you on Wednesday, June 18, 2003, to inquire about your opinions.

Respectfully,


Leonard Forsman
Anthropologist/Archaeologist

cc: Rob Garwood, Senior Planner, City of Bothell

Bibliography

City of Bothell

- 1995 Historic Resources Inventory, City of Bothell, Washington. Prepared by the City of Bothell, Department of Community Development, Bothell, Washington.

Dorcy, Michael

- 1988a J. Wallen Property (Field Site No. 1-127E). Washington State Historic Property Inventory Form. On file at the Washington State Office of Archaeology and Historic Preservation, Olympia.
- 1988b *J. Wallen Property (Field Site No. 1-127E)*. Washington State Historic Property Inventory Form. On file at the Washington State Office of Archaeology and Historic Preservation, Olympia.

Forsbladd, Marianne

- 2002 The Scandinavians in King County. In *More Voices, New Stories: King County, Washington's First 150 Years*, edited by Mary C. Wright, pp. 133-154. University of Washington Press, Seattle.

Garwood, Rob

- 2003 Personal Communication. Telephone conversation with Rob Garwood, Senior Planner, City of Bothell Community Development, Bothell, Washington, 16 June.

Lentz, Florence K.

- 2000 *Dairy Farm Properties of the Snoqualmie River Valley, Washington*. National Register of Historic Places Multiple Property Documentation Form. Prepared by Cultural Resource Consulting, Ellensburg, Washington. On file at the King County Landmarks and Heritage Commission, Seattle.

Metsker, Charles

- 1926 *Metsker's Atlas of King County*. Metsker Map Company, Seattle.
- 1947 *Metsker's Atlas of King County*. Metsker Map Company, Seattle.

Smith, Henry Attenbury

- 1990 *500 Small Houses of the Twenties*. Dover Publications, Mineola, New York.

Snohomish County Assessor

- 2003 Assessor Parcel Data for Parcel Number 27053200104400, 2930 228th Street SE, Bothell. On file at <www.co.snohomish.wa.us/assessor>.

United States Department of the Census

- 1930 *Fifteenth Census of the United States*. Fernwood Precinct, Snohomish County, Washington. On file at the Seattle Public Library, Seattle.



Figure 1. North elevation of Wallen House (1-127E) in 2003.

HISTORIC PROPERTY INVENTORY FORM

IDENTIFICATION SECTION

Field Site No. 1-27E Date Recorded 2/29/88
 Site Name Historic Common J. Wallen Property
 Field Recorder Michael Dorcy
 Owner's Name Dominic Susich
 Address P.O. Box 474
 City / State / Zip Code Bothell, WA 98011
 Local Designation

Survey / Inventory
 National Register
 State Register
 Determined Eligible
 Determined Not Eligible
 Other (HABS, HAER, NHL)
 Non-Contributing
 District Nomination Name

DESCRIPTION SECTION

Materials & Features / Structural Types
 Building Type Residential Residential
 Plan Rectangular Wood frame
 Structural System Wood frame One-and-one-half
 No. of Stories

Cladding (Exterior Wall Surfaces)
 Log
 Horizontal Wood Siding
 Rustic / Drop
 Clapboard
 Wood Shingle
 Board and Batten
 Vertical Board
 Asbestos / Asphalt
 Brick
 Stone
 Stucco
 Terra Cotta
 Concrete / Concrete Block
 Vinyl / Aluminum Siding
 Metal (specify) _____
 Other (specify) _____

Foundation
 Log
 Post & Pier
 Stone
 Brick
 Not visible

Brick
 Stone
 Stucco
 Terra Cotta
 Concrete / Concrete Block
 Vinyl / Aluminum Siding
 Metal (specify) _____
 Other (specify) _____

(Include detailed description in
 Integrity Description of Physical Appearance)

Intact Slight Moderate Extensive

Changes to plan
 Changes to windows
 Changes to C.
 Changes to in
 Other (specify) _____

LOCATION SECTION

Address Seattle-Kroll, Everett, 127E
 City / Town / County / Zip Code Bothell / Snohomish / 98021
 Twp 27 Range 5 Section 32 1/4 N Section NW
 Tax No. / Parcel No. 1-015 Acreage
 Quadrangle or map name USGS / Bothell
 UTM References Zone 10 Easting 560430 Northing 5293170
 Plat / Block / Lot

Supplemental Map(s)

Seattle-Kroll, Everett, 127E

Supplemental Map(s)

PHOTOGRAPHY

Q0

Photography Neg. No. _____

(Roll No. & Frame No.) _____

NE corner

View of _____

Date 2/29/88

INNATIVE SECTION

Study Unit Themes (check one or more of the following)

- Agriculture
- Architecture/Landscape Architecture
- Arts
- Commerce
- Communications
- Community Planning/Development
- Conservation
- Education
- Entertainment/Recreation
- Ethnic Heritage (specify) _____
- Health/Medicine
- Manufacturing/Industry
- Military
- Politics/Government/Law
- Religion
- Science & Engineering
- Social Movements/Organizations
- Transportation
- Other (specify) _____
- Study Unit Sub-Theme(s) (specify) _____

Statement of Significance

Pre-1936 Architect/Engineer/Builder _____

Date of Construction

- In the opinion of the surveyor, this property appears to meet the criteria of the National Register of Historic Places
- In the opinion of the surveyor, this property is located in a potential historic district (National and/or local).

The focal window has been greatly modified, as has been wall clapping overall. On this house which dates, probably, from at least the 1920's. It is situated on property which in 1927 and 1936 belonged to J. Wollen.

Description of Physical Appearance

One and one-half story, frame house with moderately pitched side-gable roof, with overhanging eaves. Vertical board siding is a recent replacement as is large front window.

Major Bibliographic References

Kroll's Atlas of Seattle/Eastside Supplement, Snohomish County Page 127E; Chas. F. Netsker Historical Property Maps for Snohomish County (1927 and 1936); Walker and Associates, Seattle, 1936 Aerial Photos; U.S.G.S. Map-Washington/Bothell Quad, 1953, 1981; Snohomish County Tax Assessors Records, Everett, WA., 1988.

HISTORIC PROPERTY INVENTORY FORM

IDENTIFICATION

Field Site No. 2- / E OAHP No. J. Wallen Property
 Site Name Historic
 National Register
 State Register
 Determined Eligible
 Determined Not Eligible
 Other (HABS, HAER, NHL)
 Field Recorder
 Owner's Name Michael Dorey
 Dominik Susich
 P. O. Box 474
 Bothell, WA 98011
 Address
 City / State / Zip Code
 Status

LOCATION SECTION

Date Recorded 2/29/88
 Address 2908 - 228th St. S.E.
 City/Town/County/Zip Code Bothell / Snohomish 98021
 Twp. 27 Range 5 Section 32 NW Section NE NW Section NW
 Tax No./Parcel No. 1-015 Acreage _____
 Quadrangle or map name USGS/Bothell
 UTM References Zone Easting 560430 Northing 5293120
 Plat/Block/Lot
 Supplemental Map(s) Seattle Kroll, Everett, 127E
 Map

PHOTOGRAPHY

Photography Neg. No. 32 Q-1
 (Roll No. & Frame No.) NW corner
 View of
 Date 2/29/88

Classification

District Site Building Structure Object
 District Status SA LR JVN
 Contributing Non-Contributing
 Local Designation

DESCRIPTION SECTION

Materials & Features / Structural Types

Building Type

Plan

Structural System

No. of Stories

Cladding (Exterior Wall Surfaces)

Roof Type

- Log
 - Horizontal Wood Siding
 - Rustic / Drop
 - Clapboard
 - Wood Shingle
 - Board and Batten
 - Vertical Board
 - Asbestos / Asphalt
 - Brick
 - Stone
 - Stucco
 - Terra Cotta
 - Concrete / Concrete Block
 - Vinyl / Aluminum Siding
 - Metal (specify) _____
 - Other (specify) _____
 - Not visible
- Gable
 - Fin
 - Monitor
 - Gambrel
 - Shed
- Hip
 - Pyramid
 - Other (specify) _____

- Greek Revival
- Gothic Revival
- Italianate
- Second Empire
- Romanesque Revival
- Stick Style
- Queen Anne
- Shingle Style
- Colonial Revival
- Beaux Arts / Neoclassical
- Chicago / Commercial Style
- American Foursquare
- Mission Revival

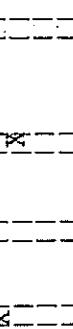
- Residential Vernacular (see below)
- Commercial Vernacular
- Other (specify) _____
- Vernacular
- Barn

(Include detailed description in Integrity Description of Physical Appearance)

Intact

Moderate

Extensive



Vernacular House Types

- Gross gable
- Pyramid / Hipped
- Other (specify) _____

NARRATIVE SEC N

Study Unit Themes (check one or more of the following)

- Agriculture
 Architecture/Landscape Architecture
 Arts
 Commerce
 Communications
 Community Planning/Development
- Conservation
 Education
 Entertainment/Recreation
 Ethnic Heritage (specify) _____
 Health/Medicine
 Manufacturing/Industry
 Military
- Politics/Government/Law
 Religion
 Science & Engineering
 Social Movements/Organizations
 Transportation
 Other (specify) _____
 Study Unit Sub-Theme(s) (specify) _____

Statement of Significance

Date of Construction Pre-1936

Architect/Engineer/Builder _____

In the opinion of the surveyor, this property appears to meet the criteria of the National Register of Historic Places

In the opinion of the surveyor, this property is located in a potential historic district (National and/or local).

This gambrel-roofed barn, undated, has a distinctive form and presents itself well since it is set off in its site from other structures. The barn has recently received new doors and much of the deteriorated vertical plank cladding has been replaced with newer wood. The building is located on property which in 1927 and 1936 belonged to J. Wollen.

Description of Physical Appearance

Wood frame, gambrel-roofed barn with slightly flared eaves. Vertical wood cladding has been extensively replaced with new wood.

Major Bibliographic References
Historical Property Maps for Snohomish County (1927 and 1936); Walker and Associates, Seattle, 1936 Aerial Photos;
U.S.G.S. Map-Washington/Bothell Quad, 1953, 1981; Snohomish County Tax Assessors Records, Everett, WA., 1988.



LARSON
ANTHROPOLOGICAL
ARCHAEOLOGICAL
SERVICES
LIMITED

June 17, 2003

Charlie Sundberg
Preservation Planner
Office of Business Relations and Economic Development
King County Historic Preservation Office
King County Courthouse, Room E-550
516 Third Avenue
Seattle, WA 98104

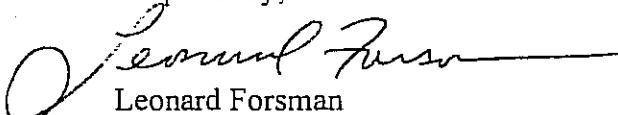
Subject: Brightwater Cultural Resources Assessment Treatment Facility and Conveyance
System Building Windshield Survey: Twin Creeks Riding Stable, Kenmore

Dear Mr. Sundberg:

Please find the enclosed inventory form for the Twin Creeks Riding Stable, 19202 80th Avenue NE, Kenmore, King County, Washington. Larson Anthropological Archaeological Services Limited prepared the inventory form as part of the Brightwater Cultural Resources Assessment Treatment Facility and Conveyance System historic buildings windshield survey of primary and secondary portal siting areas and treatment plant sites in King and Snohomish Counties. The Twin Creeks Riding Stable is the only building within a King County primary portal siting area tract that retained enough integrity to warrant inventory. We seek your concurrence with our evaluation of the Twin Creeks Riding Stable. We found this group of agricultural buidings and associated dwellings are not eligible for listing in the National Register of the Historic Places, the Washington Heritage Register or the King County Landmarks List.

Please contact me if you have any questions or comments at (253) 858-1411 or e-mail at lforsman.laas@attglobal.net.

Respectfully,


Leonard Forsman
Anthropologist/Archaeologist

7700 PIONEER WAY
SUITE 101
GIG HARBOR
WASHINGTON
98335-1164
TEL: [253] 858.1411
FAX: [253] 858.1410

INTEGRITY (include detailed description in Description of Physical Appearance)

Changes to plan: House (H); Arena/Stalls (A); Barn (B)
 Changes to windows:
 Changes to original cladding
 Changes to interior
 Other (specify) _____

NARRATIVE SECTION

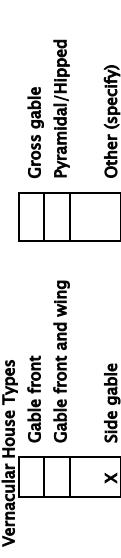
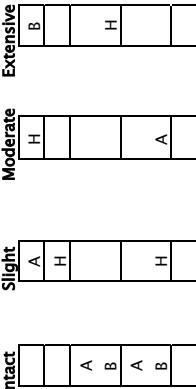
Study Unit Themes (check one or more of the following)

- Agriculture
- Architecture/Landscape Architecture
- Arts
- Commerce
- Communications
- Community Planning/Development

Statement of Significance

Date of Construction: House (1915), Barn (1953),
 Arena/Stalls (1945)

In the opinion of the surveyor, this property appears to meet the criteria of the National Register of Historic Places
 In the opinion of the surveyor, this property is located in a potential historic district (National and/or local).



Architect/Engineer/Builder: Unknown

The Twin Creeks Riding Stable consists of three primary properties; 1) a house built in 1915, 2) an indoor riding arena with horse stalls built in 1945 and 3) a barn built in 1953. The property was originally owned by Frank and Pearl Pontius, two early residents of the Bothell/Kenmore area. The house may date from the Pontius occupation of the property. The arena/stalls and barn are post-World War II buildings and were used for ranching and dairying in the 1940s and 1950s. By 1960, the ranch was converted to a horse stable for boarding and riding lessons. The barn and the arena/stalls are not associated with broad patterns of local history, are not distinctive examples of domestic architecture, are not associated with a historic person and are therefore not eligible for listing in the National Register of Historic Places (NRHP) or the King County Landmarks List (KCLL). The house, built in 1915, may be associated with Frank and Pearl Pontius, the original property owners and longtime Bothell/Kenmore residents. However, the house lacks physical integrity and is therefore not eligible for listing on the NRHP, the WHR or the KCLL.

Description of Physical Appearance: Historic Overview

The Twin Creeks Riding Stable consists of a house, barn and an indoor horse arena with horse stalls. The house is one-story with a partial basement and horizontal clapboard siding. The house has a rectangular plan with a shed roof wing on its north elevation. Assessor records indicate that the house had two shed roof wings with the south elevation wing serving as a covered and partially enclosed porch entry. Limited access prevented visual inspection of the south elevation and therefore, precluded determination of physical integrity of these features. Assessor records show the house exterior consisting of board and batten siding, which appears to have been replaced with horizontal clapboard siding. Modern skylights have been installed on the north elevation roof.

The barn, built in 1953 according to contemporary assessor records (King County Assessor 2003), has a gable roof and a large shed roof wing, which may be a later addition. The barn has five rectangular, two-sash windows on the west elevation. A ventilation window with louver is near the peak of the gable on the north elevation. The barn also has horizontal, clapboard siding. Limited access prevented visual inspection of the remaining east and south elevations of the barn.

The indoor horse arena and horse stalls (arena/stalls), built in 1945 according to contemporary assessor records (King County Assessor 2003), consists of an arched roof arena, a flat-roofed horse stall wing on the west elevation, and an attached office/living quarters on the northeast corner. Horse stalls are in the west wing of arena/stalls building. Aerial photos taken in 1961 show the arena/stalls, barn and house northwest of a large elliptical riding track.

The Twin Creeks Riding Stable is on property originally owned by F. A. Pontius in 1907 (Anderson Map Company 1907). F.A. Pontius was actually Frank A. Pontius, a Seattle real estate investor, who lived in the Bothell/Kenmore area (Stickney and McDonald 1977:236). Frank Pontius was active in improving Bothell's schools and served as a member of the school board (Stickney and McDonald 1977:236). Frank's wife Pearl Pontius also served on the Bothell School Board (Klein 1992:27-28). In 1920, Frank A. Pontius lived in the Bothell area, probably on the property presently occupied by the Twin Creeks Riding Stables, and declared himself a farmer (United States Department of the Census 1920). Frank Pontius apparently built the house and a few farm buildings during the 1910s and early 1920s. King County Assessor records show a barn and a root house that probably date from the Pontius era, but are probably not extant (King County Assessor 1938). By 1926, the property was owned by the Frank A. Pontius estate, indicating that Frank Pontius apparently passed away in the early 1920s (Meteker 1926). Pontius Road, now known as 80th Avenue Northeast, was named for Frank Pontius (Stickney and McDonald 1977:236). In 1930, William Ellis owned the property (Kroll Map Company 1930). William Ellis operated the Bothell Land Company, a local real estate firm (Stickney and McDonald 1977:71). Ellis may have made some of the other improvements shown in the King County Assessor data, including a swimming pool and tennis courts (King County Assessor 1938). The property was used for grazing beef and/or dairy cows in the 1950s and by 1960, the property was used for boarding horses and giving riding lessons (Bernice Kahlow, personal communication 2003).

Description of Physical Appearance; Historic Overview (continued)

The area surrounding present Kenmore was originally a dense forest. Lumber investors, especially the Puget Mill Company, owned most of the timber stands around Kenmore, which were logged off during the late 1800s and early 1900s (Anderson Map Company 1907; Stickney and McDonald 1977:107-114). After clearing the land of trees, the Puget Mill Company subdivided their lands for residential development. One of these developments was Alderwood Manor No. 14, which did not include the Twin Creeks Riding Stables property, owned by the Pontius family (Anderson Map Company 1907; Metsker 1926). Settlers later established residences and small farms on the logged off lands north of Kenmore as the surrounding communities of Bothell and Kenmore grew into small towns and, eventually, larger suburbs of Seattle.

Major Bibliographic References

Anderson Map Company
1907 *Atlas of King County*. Anderson Map Company, Seattle.

Kahlow, Bernice
2003 Personal Communication. Telephone conversation with Bernice Kahlow, Kenmore resident, 12 June.

King County Assessor
1938 Assessor Card for Tax Parcel No. 012-604-9013. On file at Puget Sound Regional Archives, Bellevue, Washington.
2003 Assessor Property Characteristics Report for Kenmore Twin Springs LLC, Parcel No. 0126049013. King County Assessors web site <www.metrokc.gov/assessor>, 12 June 2003.

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1992 *Sluough of Memories*. Peanut Butter Publishing, Seattle.

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United States Department of the Census
1920 *Fourteenth Census of the United States, Bothell Precinct, King County, Washington*. On microfilm at the Seattle Public Library, Seattle.

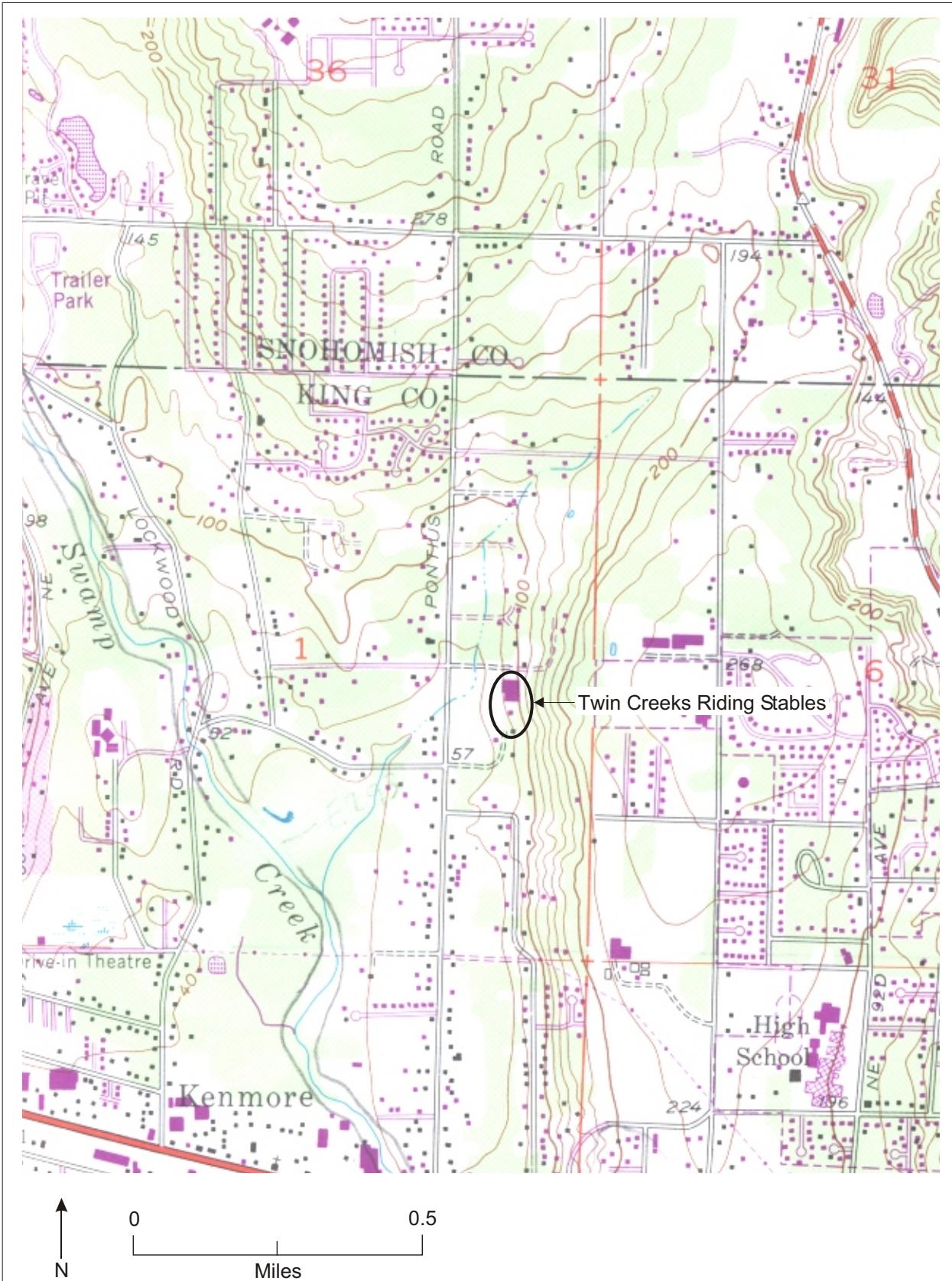


Figure 1. Location of the Twin Creeks Riding Stables.

Base Map from U.S.G.S. Bothell, Washington Quadrangle 1981



Figure 2. North elevation of Twin Creeks Riding Stable House.



Figure 3. Probable south elevation of Twin Creeks Riding Stable House in 1938.



Figure 4. West elevation of Twin Creeks Riding Stable Barn.



Figure 5. West elevation of Twin Creeks Riding Stable Arena/Stalls.